

3. "Plan Showing Division Of Estate Of Alvan Cushman", dated C.E., copied by G.F. Harding, recorded November 6, 1861 in
4. "Plan No. 7 Showing Streets On The Cushman Estate, Survey on file at City of Portland Plan 361/48.
5. "Plan Showing Continuation Of Emery Street As Laid Out In C.E., on file at City of Portland Plan 363/10.
6. City Of Portland Revaluation Plans, dated 1882 by Wm. A. C. October 24, 1884 in CCRD Plan Book 5, Page 56.
7. "Plans Of 12 Lewis Street Condominium, Land Of Scott A. L. Maine 04102", dated May 2003 by BH2M, Gorham, Maine, Plan Book 203, Page 330.
8. "Plan Of 18 Lewis Street Condominium, Southwesterly Side Maine", dated March 5, 2011 by James D. Nadeau, LLC Pro. Maine, recorded November 14, 2011 in CCRD Plan Book 21.



Reviewed for Code Compliance  
 Permitting and Inspections Department  
 Approved with Conditions

01/22/2019



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## 94 Pine St - permit BLDR2018-00409

2 messages

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**Christina Stacey** <cstacey@portlandmaine.gov>  
To: slebel@acorn-engineering.com

Thu, Nov 29, 2018 at 1:01 PM

Hi Sam,

I was looking at the above project for zoning compliance and had a question about one requirement. In this zone, at least 20% of the lot must be maintained as "landscaped open space" - green area such as garden beds, lawn, tree/shrub, etc. The survey indicates the lot area is 3,795 square feet, which means that at least 759 square feet of the lot must be green space. It appears that some green space in the back may be impacted by the parking and patio expansion. I tried to do a rough scale off the survey of what the final area of landscaped open space might be, and I scaled approximately 743 square feet. But it is difficult to get a completely accurate number based on the information I have at hand. Would you please provide me more detailed information on what the final landscaped open space area will be, so we can confirm that it is meeting the 759 sq ft minimum?

Thanks,  
Chris

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Chris Stacey - Zoning Specialist  
Permitting & Inspections Department  
City of Portland  
389 Congress St.  
Portland, ME 04101  
(207) 874-8695  
[cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)

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**Sam Lebel** <slebel@acorn-engineering.com>  
To: Christina Stacey <cstacey@portlandmaine.gov>

Thu, Nov 29, 2018 at 1:33 PM

Hi Chris,

Please see attached the green space pulled from the survey which will not be impacted by the site work. The total is 877 sf.

Thanks,  
Sam

**From:** Christina Stacey <cstacey@portlandmaine.gov>  
**Sent:** Thursday, November 29, 2018 1:01 PM  
**To:** Sam Lebel <slebel@acorn-engineering.com>  
**Subject:** 94 Pine St - permit BLDR2018-00409

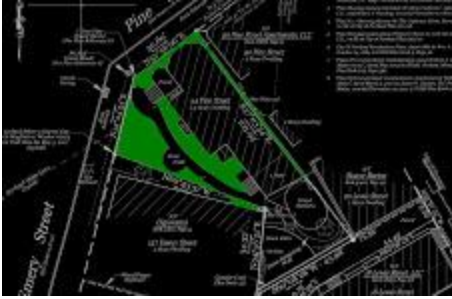
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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



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**Green Space.JPG**  
150K