



PORTLAND MAINE

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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

January 25, 2013

Pat Dionne, Vice President
Abilis New England
245 Commercial Street, Suite 303
Portland, ME 04101

RE: 245-253 (called 245) Commercial Street – 038-F-006 & 010 – B-3 Zone

Dear Pat Dione,

I am in receipt of your request for a determination concerning the property located at 245 Commercial Street. There are several uses in the building with the first floor being retail and restaurant uses along with offices and business services above. The property is located in a B-3 Downtown Business Zone which lists all such uses as permitted by right.

The City of Portland certifies by my signatures below that the 245 Commercial Street, Portland, Maine 04101 is zoned for OFFICE AND BUSINESS SERVICE. I am enclosing a copy of the permitted uses of the B-3 Zone for further verification. A research of the City of Portland records show that permits are on file concerning the renovation of space occupied by Abilis.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style and extends to the right, ending in a long horizontal flourish.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

enclosures

- (6) Preserve and capitalize on the unique character and historic fabric of the downtown through the encouragement of reuse of significant existing structures;
- (7) Provide opportunity for an enhanced presence and integration of the arts and cultural activities downtown;
- (8) Reinforce the role of the downtown as a meeting place for community residents and visitors alike from all walks of life and all socio-economic groups;
- (9) Provide adequate parking and transportation facilities which promote accessibility, enhance and encourage development opportunity, and enhance and protect the pedestrian environment;
- (10) In the pedestrian activities district (PAD) overlay zone, create continuity of pedestrian-oriented uses along streets where such uses predominate and along streets which, over time, will establish and maintain a strong retail and pedestrian-oriented use pattern; and
- (11) Provide for the relocation of residents who are displaced by development.

(b) The B-3c downtown business zone recognizes that the business uses appropriate in this zone are constrained by the proximity of multi-unit elderly housing. In addition to the purposes of the B-3 and B-3b zones, the purpose of the B-3c zone is to promote the safety, quiet enjoyment, and general welfare of citizens residing in a dense urban neighborhood by decreasing the conflicts between residential uses and loud, uncontrolled late night activities.

(Ord. No. 241-91, 3-11-91; Ord. No. 46-97, § 2, 8-4-97)

Sec. 14-217. Permitted uses.

(a) The following uses are permitted in the B-3 and B-3b zones:

1. *Residential:*

- a. Attached single-family, two-family and multifamily dwellings;

- b. Handicapped family units;
- c. Lodging houses;
- d. Combined living/working spaces including, but not limited to, artist residences with studio space.

2. *Business:*

- a. General and business offices;
- b. Professional offices;
- c. Personal services;
- d. Offices of building tradesmen;
- e. Retail establishments, excluding gasoline sales, wholesale and bulk purchase lumber and construction supply sales;
- f. Restaurants, excluding drive-through or drive-in restaurants;
- g. Drinking establishments, except that drinking establishments and chemical-free night clubs, as defined in section 14-47, shall not be permitted in any location in the B-3c zone, including but not limited to the PAD overlay area;
- h. Billiard parlors;
- i. Miscellaneous repair services, excluding motor vehicle repair services;
- j. Communication studios or broadcast and receiving facilities;
- k. Health clubs and gymnasiums;
- l. Theaters and performance and exhibition halls;
- m. Convention and meeting facilities;

- n. Hotels;
- o. Business services;
- p. Parking garages;
- q. Galleries;
- r. Registered medical marijuana dispensaries.

3. *Institutions*

- a. Museums;
- b. Public or private schools of any type;
- c. Clinics;
- d. Places of assembly;
- e. College, university, trade school;
- f. Nursery schools, kindergartens, and day care facilities or home babysitting services.
- g. Governmental offices. As used in this section, governmental office means a place of business of a federal, state, count or municipal governmental entity when professional or clerical duties are performed, including but not limited to back office uses as defined in Section 14-47 and judicial functions.

4. *Other:*

- a. County and municipal uses;
- b. Studios for artists and craftspeople including, but not limited to, carpenters, cabinetmakers and silk screeners;
- c. Printing, publishing and related manufacture of cardboard or paper boxes, provided that these activities are conducted wholly within a building.

- d. Bed and breakfast, subject to the standards of article V (site plan), sections 14-522a and 14-523 notwithstanding. A bed and breakfast may include a meeting facility if the facility meets the following standards:
 - i. The meeting facility shall be limited to the following types of uses:
 - (a) Private parties.
 - (b) Business meetings.
 - (c) Weddings.
 - (d) Receptions.
 - (e) Seminars.
 - (f) Business and educational conferences.
 - ii. The building in which the bed and breakfast and the meeting facility will be located was in existence on March 3, 1997, and was greater than four thousand (4,000) square feet in floor area on that date.
- e. Hostels, provided the applicant submits a site plan and operations plan demonstrating compliance with the following conditions:
 - i. All applicable provisions of Article V of this chapter shall be met.
 - ii. Parking shall be provided in compliance with Division 20 of this Article.
 - iii. No unaccompanied minors under the age of eighteen (18) shall be permitted in the facility.
 - iv. The length of stay for transient guests shall not exceed fifteen (15) days out of any sixty-day period.

- v. The building shall meet the applicable occupant load requirements as defined by the International Building Code and the NFPA Life Safety Code, as such codes are amended or adopted by the city.

- f. Wind energy systems, as defined and allowed in Article X, Alternative Energy.

(b) The following additional restrictions shall apply in the PAD overlay zone, which shall be located on the streets listed below and as further delineated on the PAD overlay zone map, a copy of which is on file in the office of planning and urban development:

Center Street, from Fore Street to Commercial Street.

Commercial Street, north side, from Foundry Lane to Pearl Street.

Commercial Street, south side, from Carroll Block to Thomas Block, inclusive.

Congress Street, from Longfellow Square to Monument Square.

Dana Street.

Exchange Street, from Federal Street to Fore Street.

Fore Street, north side, from one hundred ten (110) feet west of Center Street to two hundred seventy-five (275) feet west of Pearl Street.

Fore Street, south side, from Center Street to Pearl Street.

Free Street, north side, from Congress Square to Temple Street.

Free Street, south side, from Congress Square to four hundred twenty-three (423) feet east of Oak Street and from Center Street to Temple Street.

Middle Street, north side, from Monument Square to sixty (60) feet east of Garden Lane.

Middle Street, south side, from Monument Square to two hundred fifty (250) feet east of Pearl Street.

Milk Street, from Exchange Street to Pearl Street.

Moulton Street.

Pearl Street, from Middle Street to Fore Street.

Wharf Street.

York Street, south side, from Center Street to Dunphy's Lane.

Frontages of the following areas: Longfellow, Congress, and Monument Squares; Tommy's and Post Office Parks.

1. *Ground floor uses:*

- a. Subject to the following limited uses, at least seventy-five (75) percent of the street level frontage of a building on a street located within the PAD overlay zone must be utilized, and, at minimum, the floor area to be occupied shall be seventy-five percent (75%) of the street level frontage multiplied by a twenty (20) foot depth:
 - i. Retail establishments as permitted in 14-217(a)(2)e;
 - ii. Personal services;
 - iii. Hotels;
 - iv. Copying centers;
 - v. Restaurants as permitted in 14-217(a)(2)f;
 - vi. Drinking establishments;
 - vii. Theaters, provided that only ticket and refreshment sales, lobbies, lounges and entrances shall be located within this area;
 - viii. Travel agencies;

- ix. Real estate sales;
- x. Visitor information services;
- xi. Museums;
- xii. Libraries;
- xiii. Banks, financial and other business services, provided that only tellers and spaces primarily used for customer services shall be located in this area;
- xiv. Municipal or county uses;
- xv. Galleries and studios for artists and craftspeople including, but not limited to, carpenters, cabinetmakers and silk screeners;
- xvi. Performing arts studios which attract and allow for public, pedestrian observation from the adjacent sidewalks (including dance studios, music conservatories, and the like);
- xvii. Other uses where the applicant can demonstrate to the zoning administrator that the proposed use will not differ substantially from a required ground floor retail use in its effect on the continuity of pedestrian-oriented use and that the proposal establishes a ground floor use that generates pedestrian interest and activity.

For those buildings which have frontage on more than one (1) street located within the PAD overlay zone, the street level area of each such frontage shall meet the above requirements.

- b. For those buildings which have forty (40) feet or less of frontage on a street within the PAD overlay zone, the above restrictions shall be reduced to fifty (50) percent of the frontage

where required to accommodate a service entrance. For buildings which have frontage on more than one (1) street located within a PAD overlay zone, only one (1) such frontage shall be permitted to reduce the required retail area to fifty (50) percent of the frontage.

- c. In no event shall any required retail frontage area be used for any of the following:
- i. Storage;
 - ii. Service entrances, including loading docks, dumpsters and compactors, except as provided in subsection b; or
 - iii. Food preparation areas, unless such preparation areas are visually oriented toward pedestrians on streets located within a PAD overlay zone.

(Ord. No. 241-91, 3-11-91; Ord. No. 200-95, § 1, 3-20-95; Ord. No. 126-97, § 7, 3-3-97; Ord. No. 46-97, § 3, 8-4-97; Ord. No. 226-98, §§ 1, 2, 3-2-98; Ord. No. 51-00, §2, 8-7-00; Ord. No. 205-06/07, 6-4-07; Ord. No. 226-07/08, 5-19-08; Ord. No. 127-09/10, 1-4-10 emergency passage; Ord. No. 283-09/10 emergency passage; Ord. No. 10-10/11, 8-2-10; Ord. No. 279-09/10, 6-6-11; Ord. No. 33-11/12, 1-18-12; Ord. No. 113-11/12, 2-22-12)

***Editor's Note:** Pursuant to Order 164-06/07 passed on April 4, 2007 Section 14-217.5 (*Old Port Overlay Zone*) was repealed in its entirety and Division 19.8 (*Downtown Entertainment Overlay Zone*) was enacted.

***Editor's Note:** Pursuant to Order No. 48-06/07 passed on September 18, 2006 Section 14-217.6 (*Moratorium on Formula Restaurants in Old Port Historic District and Arts District*) expired on November 19, 2006.

Sec. 14-218. Conditional uses.

(a) The following use is permitted as provided in section 14-474 (conditional uses), provided that, notwithstanding section 14-474(a) or any other provision of this Code, the planning authority shall be substituted for the board of appeals as the reviewing authority:

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0870	Issue Date:	CBL: 038 F006001
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Location of Construction: 245 Commercial St	Owner Name: Maine Employers' Mutual Insurance	Owner Address: Po Box 11409	Phone:
Business Name:	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone 2077975141
Lessee/Buyer's Name Abilis	Phone:	Permit Type: Alterations - Commercial	Zone:

Past Use: Commercial / Office (Drummond Woodsum)	Proposed Use: Office / Abilis (Technology software office) Tenant fit-out. 3rd floor	Permit Fee: \$490.00	Cost of Work: \$47,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	

Proposed Project Description: Tenant fit-out. 3rd floor	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 08/07/2009	Zoning Approval
------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1067	Issue Date:	CBL: 038 F006001
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Location of Construction: <i>2nd floor</i> 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone 2077975141
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <i>B-3</i>

Past Use: Commercial - Office	Proposed Use: Commercial - Office - Tenant fit-up in existing business occupancy 2500 sq ft <i>"ABULAS" 2nd floor</i>	Permit Fee: \$470.00	Cost of Work: \$45,000.00	CEO District: 1
Proposed Project Description: Tenant fit-up in existing business occupancy 2500 sq ft		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>2</i> <i>IBC 2003</i>	

Signature: <i>(KG)</i>	Signature: <i>(Signature)</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>2nd floor</i>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Ldobson	Date Applied For: 09/25/2009	Zoning Approval
-----------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/28/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Any exterior work requires a separate review and approval</i>
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PERMIT ISSUED

OCT 26 2009

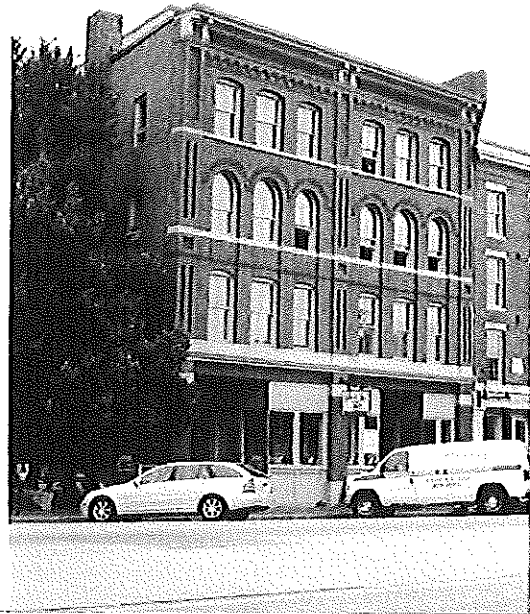
City of Portland

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**MEMIC / NATHAN WINSLOW BLOCK
TENANT FIT-OUT - ABILIS
245-253 COMMERCIAL STREET
RENOVATION TO 5th FLOOR
PORTLAND, MAINE 04101**



RECEIVED

JUL 21 2010

Dept. of Building Inspections
City of Portland Maine

LIST OF DRAWINGS:

- A 0.1 COVER SHEET
- A 1.1 5th Floor Existing Plan
- A 1.2 5th Floor Tenant Fit-Up / Life Safety Plan
- A 2.1 Schedules, Elevations, Detail

PROJECT TEAM:

- Design: Langford and Low
- Construction: Langford and Low

NO CHANGE OF USE PROPOSED
NO PROPOSED MODIFICATIONS TO STRUCTURE, EGRESS
COMPONENTS, FIRE AND / OR SMOKE PARTITION RATINGS,
OR ADA ACCESSIBILITY

OCCUPANCY: BUSINESS (EXISTING)
ALLOWABLE = 100 sf / PERSON
AFFECTED SQUARE FOOTAGE OF TENANT FIT-UP = 4400 +/-
MAXIMUM NUMBER OF OCCUPANTS ALLOWED = 44
NUMBER OF PROPOSED OCCUPANTS =

GENERAL SYMBOLS:

- = ROOM TAG
- = DOOR TAG
- = WINDOW TAG
- = WALL / PARTITION TYPE
- = CENTER LINE
- = REVISION TAG
- = BREAK LINE
- = NORTH ARROW
- = MATCH LINE
- = DETAIL TAG
- = SECTION TAG
- = ELEVATION TAG
- = NOTE TAG (same page)

LANGFORD GENERAL CONTRACTOR	CONSULTANTS _____ _____	REGISTERED PROFESSIONAL'S SEAL 	REVISIONS _____ _____	DATE July 20, 2010	DRAWING TITLE PLAN
DRAWN BY: GABRIELLE RUSSELL, LEED AP PROJECT MANAGER / PROJECT COORDINATOR FOR LANGFORD AND LOW ARCHITECTURAL / INTERIOR DESIGNER GABRIELLE RUSSELL, LEED AP	DRAWING STATUS: <input type="checkbox"/> OFFICE REVIEW <input type="checkbox"/> CLIENT REVIEW <input checked="" type="checkbox"/> PERMIT SET <input type="checkbox"/> BID / ESTIMATING SET <input type="checkbox"/> CONTRACT DRAWINGS <input type="checkbox"/> CONSTRUCTION SET	REVIEWED BY: _____ JOB NUMBER: 1036	SCALE: N/A	PROJECT NAME & LOCATION F.L. PUTNAM 5th FLOOR TENANT FIT UP COMMERCIAL STREET PORTLAND, ME 04101	SHEET NUMBER A0.1



January 14th 2013, Portland, ME

245-253

RE: Zoning Determination – 245 Commercial Street, Portland, ME

B-3

38-F-6410

Dear Marge,

As part of the immigration process the US Citizenship and Immigration Services is requesting clarifications on the beneficiary's proposed location of employment:

["Please clarify the beneficiary's proposed location of employment, and indicate if this location is a sales office, representative agency, distributorship, or some other type of business. In addition, please specify the type of office, such as an office suite, warehouse, apartment, residence, or some other type of office. **Please provide a certified copy of city and county-zoning documents to verify the listed address is zoned for commercial enterprises.**" ...]

For such reason, Abilis New England is requesting a certified zoning determination for:

**245 Commercial Street, Portland, ME 04101
Chart/Block/Lot: 038 F006001**

The zoning determination response should be printed on City of Portland letter head paper, be certified by an authorized employee and should include the following language:

The City of Portland certifies that the 245 Commercial Street, Portland, ME 04101 is zoned for OFFICE & BUSINESS SERVICE.

Thanks for your attention and prompt response,

Best Regards,

Pat Dionne
Vice President
Abilis New England
245 Commercial Street, Suite 303, Portland, ME 04101
pdionne@abilisne.com
207.774.2104 x202

RECEIVED

JAN 14 2013

Dept. of Building Inspections
City of Portland Maine

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL 038 F006001
Land Use Type OFFICE & BUSINESS SERVICE
Property Location 245 COMMERCIAL ST
Owner Information CASCO VIEW HOLDINGS LLC
 PO BOX 11409
 PORTLAND ME 04104
Book and Page 28557/109
Legal Description 38-F-6-10
 COMMERCIAL 245-253
Acres 0.2156

Current Assessed Valuation:

TAX ACCT NO.	5802	OWNER OF RECORD AS OF APRIL 2012
LAND VALUE	\$396,300.00	CASCO VIEW HOLDINGS LLC
BUILDING VALUE	\$3,453,400.00	PO BOX 11409
NET TAXABLE - REAL ESTATE	\$3,849,700.00	PORTLAND ME 04104
TAX AMOUNT	\$72,451.36	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1
Year Built 1900
Style/Structure Type OFFICE BUILDING - LOW-RISE
Units 1
Building Num/Name 1 - THE SALT EXCHANGE
Square Feet 50541

[View Sketch](#) [View Map](#) [View Picture](#)

Exterior/Interior Information:

Building 1
Levels B1/B1
Size 9024
Use SUPPORT AREA
Height 6
Heating NONE
A/C NONE

Building 1
Levels 01/01
Size 9024
Use MULTI-USE SALES
Height 9
Walls BRICK/STONE

Services

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- [Tax Relief](#)
- [Tax Roll](#)

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

Heating HOT AIR
A/C CENTRAL

Building 1

Levels 02/04
Size 9024
Use OFFICE BUILDING
Height 8
Walls BRICK/STONE
Heating HOT AIR
A/C CENTRAL

Building 1

Levels 05/05
Size 5421
Use OFFICE BUILDING
Height 8
Walls FRAME
Heating HOT AIR
A/C CENTRAL

Other Features:

Building 1

Structure ELEVATOR - ELEC. PASSENGER
Size 2500X150

Building 1

Structure SPRINKLER - WET
Size 50541X1

Sales Information:

Sale Date	Type	Price	Book/Page
3/1/2011	LAND + BUILDING	\$0.00	28557/109
1/4/2010	LAND + BUILDING	\$0.00	27508/270
1/31/2008	LAND + BUILDING	\$4,300,000.00	25784/133

New Search!

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1618	Applicant: CASCO VIEW HOLDINGS LLC
Project Name: 245 COMMERCIAL ST	Location: 245 COMMERCIAL ST
CBL: 038 F006001	Application Type: Determination Letter
Invoice Date: 01/14/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>		
Zoning Determinations	1	\$150.00		
		<u>\$150.00</u>		
		Total Current Fees:	+	\$150.00
		Total Current Payments:	-	\$150.00
		Amount Due Now:		\$0.00

RECEIVED
JAN 14 2013
 Dept. of Building Inspections
 City of Portland Maine

Bill to: CASCO VIEW HOLDINGS LLC
 PO BOX 11409
 PORTLAND, ME 04104

CBL 038 F006001
Application No: 0000-1618
Invoice Date: 01/14/2013
Invoice No: 39766
Total Amt Due: \$0.00
Payment Amount: \$150.00



We have an exceptional capacity for demystifying IT.

Home / Company

Company

- Overview
- Management Team
- Doing Business With Us
- Values
- Partnerships

Company

At Abilis New England, our vision is to help our clients increase their effectiveness through IT strategy.

Abilis New England is a local, homegrown office with a history and track record of serving the New England area. We deliver IT projects in state government, healthcare and financial services in the New England area. We also implement and maintain the CORIS integrated Offender Management System that is deployed in Maine, New Hampshire, Virginia and New Brunswick.

We offer a wide range of IT services:

- We plan, implement, and deliver complex IT projects
- We assess IT challenges and recommend solutions
- We recover failing IT projects
- We integrate off-the-shelf software and hardware, in-house IT services, and third-party systems, creating custom end-to-end solutions
- We support and maintain custom IT solutions

Abilis New England is a division of the Abilis group, headquartered in Montreal, QC, Canada, which gives us access to an even larger array of expertise from the head office.

Abilis Solutions, our parent company, is ISO 9001:2008 certified and offers IT services in various industries, specializing in systems integration and the development of customized applications.

Abilis Energy, a division of Abilis Solutions, provides field service solutions as well as management software solutions for the energy industry.

Abilis PI, a division of Abilis Solutions, provides services in SAP integration.

Services and Practices

IT Solutions
 Project Recovery
 Healthcare Practice
 Project Management Practice
 Business Intelligence Practice
 SAP Integration

Portfolio By Industry

Telecommunications
 Air Transport & Travel
 Government
 Healthcare

Portfolio By Business Need

IT Integration & Migration
 Web Applications
 Mobile Applications

Contact Information

245 Commercial Street
 Suite 303
 Portland, Maine
 USA 04101
 207.774.2104
 >> General Inquiries



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An approach founded on exchange and communication

Abilis New England

IT Solutions

At Abilis New England, our focus is on three industry verticals: Healthcare, State Government, and Medium to Larger private sector firms

We promote an agnostic approach to technology – matching the best solution with a client's needs. Our solution practices span all three verticals – with core expertise in Project Management, Systems Development and Integration, and Business Intelligence

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Products

Our integrated software solutions reflect industry knowledge that comes from years of experience.

Info-Sys Enterprise Management Solution for the Petroleum Distribution Industry

CORIS Offender Management System

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IT Project Recovery

Over the years, Abilis has frequently rescued IT projects in difficulty. The first step is typically to conduct a project audit and provide recommendations.

We have been successful in the past implementing these recommendations or supporting our client through the remaining project cycles ensuring the project remains on track.

[More](#)

Latest News

2012 September 14

Virginia Department of Corrections is a Finalist for COVITS Award - VirginiaCORIS Integrated Offender Drug Testing

2011 October 25

Montreal Head Office Organizes Business Intelligence Seminar

2011 June 09

Abilis New England Awarded Massachusetts ITS43 Vendor Status

Services and Practices

IT Solutions
Project Recovery
Healthcare Practice
Project Management Practice
Business Intelligence Practice
SAP Integration

Portfolio By Industry

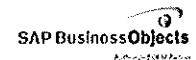
Telecommunications
Air Transport & Travel
Government
Healthcare

Portfolio By Business Need

IT Integration & Migration
Web Applications
Mobile Applications

Contact Information

245 Commercial Street
Suite 303
Portland, Maine
USA 04101
207.774.2104
>> General Inquiries



Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Haps

Tax Relief

Tax Roll

Q & A

CBL 038 F006001
Land Use Type OFFICE & BUSINESS SERVICE
Property Location 245 COMMERCIAL ST
Owner Information CASCO VIEW HOLDINGS LLC
 PO BOX 11409
 PORTLAND ME 04104
Book and Page 28557/109
Legal Description 38-F-6-10
 COMMERCIAL 245-253
Acres 9393 SF
 0.2156

Current Assessed Valuation:

TAX ACCT NO. 5802 **OWNER OF RECORD AS OF APRIL 2012**
 CASCO VIEW HOLDINGS LLC
LAND VALUE \$396,300.00 **PO BOX 11409**
BUILDING VALUE \$3,453,400.00 **PORTLAND ME 04104**
NET TAXABLE - REAL ESTATE \$3,849,700.00
TAX AMOUNT \$72,451.36

browse city services a-z

browse facts and links a-z

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

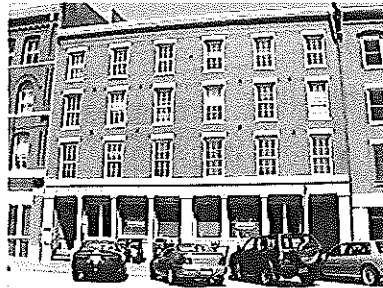
Building Information:

Building 1
Year Built 1900
Style/Structure Type OFFICE BUILDING - LOW-RISE
Units 1
Building Num/Name 1 - THE SALT EXCHANGE
Square Feet 50541

[View Sketch](#)

[View Map](#)

[View Picture](#)



Exterior/Interior Information:

Building 1
Levels B1/B1
Size 9024
Use SUPPORT AREA
Height 6
Heating NONE
A/C NONE

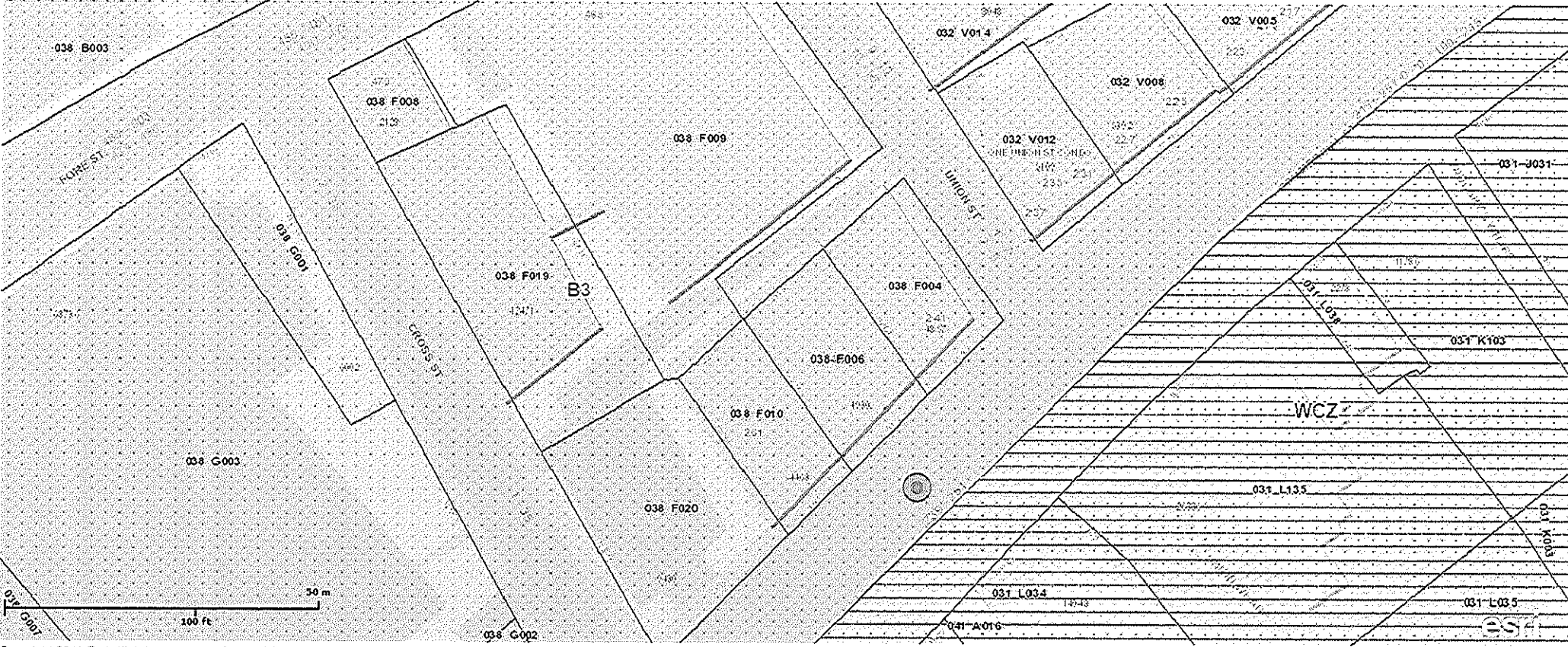
Building 1
Levels 01/01
Size 9024
Use MULTI-USE SALES
Height 9
Walls BRICK/STONE
Heating HOT AIR
A/C CENTRAL

Building 1
Levels 02/04
Size 9024
Use OFFICE BUILDING
Height 8
Walls BRICK/STONE
Heating HOT AIR
A/C CENTRAL

Building 1
Levels 05/05
Size 5421
Use OFFICE BUILDING
Height 8
Walls FRAME

*1st floor Restaurant
 offices
 above -
 was Relat
 firm
 09-0870 permit*

245 Commercial St



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