

PURSUANT TO THE ZONING LAWS OF THE TOWN OF OLD ORCHARD BEACH,  
MAINE, YOU ARE HEREBY NOTIFIED THAT THE ZONING BOARD OF APPEALS  
WILL HOLD A MEETING ON Monday, November 25, 2024, IN THE TOWN  
COUNCIL CHAMBERS -6:30 p.m. FOR THE PURPOSE OF HEARING THE  
FOLLOWING:

Call to Order  
Roll Call  
Pledge to Flag

**Item 1**

**Proposal:** Miscellaneous Appeal, Reduction of front setback from the required 20' to a proposed 15'. Reduction of the side setback from the required 15' to a proposed 7.5'. reduction of the rear setback from the required 20' to a proposed 10'. This appeal would allow for the construction of an accessory dwelling unit. Previous appeal approved 2/26/2024, expired 8/26/2024.

**Owner:** Constance C. & Raymond D. Caron

**Applicant:** Constance C. & Raymond D. Carron

**Location:** 23 Odena Avenue, MBL 315-6-2

**Zone:** R-3

**Item 2**

**Proposal:** Miscellaneous Appeal, Reduction of left side setback from the required 15' to a proposed 7' 6". Reduction is the rear setback from the required 20' to a proposed 18'. These reductions would allow for the construction of a new single family home on a vacant lot.

**Owner:** Sharon Joncas & Sheila Masselli

**Applicant:** Custom Concepts Inc. Mike Richmond

**Location:** 2 Parcher Avenue, MBL 202-2-5

**Zone:** RBD, Shoreland Residential Activity, Back Dunes

**Item 3**

**Proposal:** Variance consideration, Reduction of the rear setback from the required 20' to a proposed 1' and a reduction of the left side setback from the required 15' to a proposed 1'. These reductions are to allow for placement a of a utility shed.

**Owner:** Frank Ashley

**Applicant:** Frank Ashley

**Location:** 10 9<sup>th</sup> Street, MBL 311-20-5

**Zone:** R-2

GOOD & WELFARE  
ADJOURNMENT  
CHAIRMAN