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, January 27, 2025, 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 left side setback from the required 15' to a proposed 11'. This 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 2
Proposal: Miscellaneous Appeal, Reduction of right-side setback from the required 15' to a proposed 8' 6". This reduction would allow for an addition to be built to the primary structure for a first-floor bedroom.
Owner: Pamela Day & Michael Petit
Applicant: Pamela Day & Michael Petit
Location: 42 Temple Avenue, MBL 323-14-18
Zone: R-3, Shoreland Residential Activity

Item 3
Proposal: Miscellaneous Appeal, Reduction of the right-side setback from the required 15' to a proposed 9'. This reduction would allow for the construction of a three-unit condominium building.
Owner: Portland Avenue Associates, King Weinstein
Applicant: Portland Avenue Associates, King Weinstein
Location: 38 Wavelet Street, MBL 301-5-2
Zone: BRD, Shoreland Limited Commercial, Flood VE, Frontal dunes

Item 4
Proposal: Miscellaneous Appeal, Reduction of the left side setback from the required 15' to a proposed 8' and a reduction in the rear setback from the required 20' to a proposed 10'. This reduction would allow for the construction of a deck.
Owner: Conlon Development, Michael Conlin
Applicant: Conlin Development, Michael Conlin
Location: 7-9 Fern Avenue, MBL 312-3-9
Zone: R-2

GOOD & WELFARE
ADJOURNMENT
CHAIRMAN