

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 reduction 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