

**LEGAL NOTICE**

**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 PUBLIC HEARING ON Monday, December 17, 2018 IN THE TOWN  
COUNCIL CHAMBERS -6:30 p.m. FOR THE PURPOSE OF HEARING THE  
FOLLOWING:**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE TO THE FLAG**

**ITEM 1: Develop Findings of Fact**

**Owner: Jay and Patricia Oliveira**

**Location: 1 West Casco Ave; MBL: 320-9-11**

**Zone: R3, Residential Activity Shoreland District**

At the ZBA's 8/27/18 meeting, the Board denied the Oliveira's variance to construct a nonconforming structure. ZBA must develop findings on each variance criteria which must then be reflected in the decision.

**ITEM 2: Variance (front and rear setbacks, building coverage)**

**Owner: John and Lisa Wilson**

**Location: 43 15th Street; MBL: 311-10-1**

**Zone: R-2**

(Tabled at November meeting) Proposal to construct 595 sq. ft. addition that will encroach into 2 front setbacks, 1 rear setback and exceed allowable building coverage. 15th St. front setback: proposed 9', required 20'. Wesley Ave front setback: proposed 10', required 20'. Rear setback: proposed 8', required 20'. Max allowable building coverage: 1,067 sq. ft. (35%). Proposed building coverage: 1,338 sq. ft.

**ITEM 3: Acceptance of November 26 Meeting Minutes.**

**GOOD & WELFARE**

**ADJOURNMENT**

**Chairman**