

**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 MEETING ON Monday, January 28, 2019 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 Consideration (front and rear setbacks, building coverage) and Public Hearing**

**Owner: John and Lisa Wilson**

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

**Zone: R2**

(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: Non-Conforming Means of Egress Appeal and Public Hearing**

**Owner: Cynthia Lyons**

**Location: 21 Winona Ave; MBL: 321-6-3**

**Zone: R3**

Remove existing non-conforming front staircase and replace with longer staircase. Structure will not extend further into the front and side setback than what exists but will continue to be non-conforming. This staircase is used as a code required means of egress.

**ITEM 4: Variance Consideration (allow parking in front setback) and Public Hearing**

**Owner: Donald R. Bouchard Trustee**

**Location: 189 Saco Ave; MBL: 208-3-12**

**Zone: GB1**

Variance requested to allow parking within the front setback on Macarthur Ave for one proposed duplex. The GB1 District does not allow parking in the front setback (Sec. 78-806).

**ITEM 5: Miscellaneous Appeal (side setback) and Public Hearing**

**Owner: 3 Weymouth OPM, LLC**

**Location: 3 Weymouth Ave; MBL: 324-11-2**

**Zone: R3**

Miscellaneous Appeal request to allow building addition to encroach into right side setback by 2.4' (Side setback: 15' required, 12.8' proposed).

**ITEM 6: Miscellaneous Appeal (front setback) and Public Hearing**

**Owner: Heather Allen Trustee, Robert & Joanne Duffy Asset Protection Trust**

**Location: 15 Foote St; MBL: 205-12-2**

**Zone: R2**

Miscellaneous Appeal request to allow construction of a deck to encroach into front setback by 5' (Front setback: 20' required; 15' proposed).

**ITEM 7: Acceptance of November 26 Meeting Minutes.**

**GOOD & WELFARE**

**ADJOURNMENT**

**Chairman**