

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, March 26, 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

ELECT OFFICERS

ITEM 1: Variance

Owner: Dave and Gale Donovan
15 Seaview Ave
MBL: 315-8-5 Zone: R-2

Rear and Side Yard Setback: Proposal is for the construction of an addition that will encroach within the rear setback and add additional square footage to an already nonconforming side setback without further encroachment. The purpose of this addition is to provide a 1st floor bedroom and shower for a disabled family member. The location of the home and property lines does not allow for an addition that meets setback standards. R2 rear setback: 20'; proposed: 5'. Side setback: 15'; proposed: 13'. Note: 13' already exists, this proposal adds new square footage in the 13' setback.

ITEM 2: Variance

Owner: Sandra Fayorse
17 West Old Orchard Avenue
MBL: 312-5-7 Zone: R-2

Front and Side Yard Setback: Proposal appears to be construction of an addition that will encroach within the front and side yard setbacks. A proposed plot plan was not submitted so the extent of the encroachment is unknown. R2 front setback: 20'; proposed: ?. Side setback: 15'; proposed: ?.

ITEM 3: Variance

Owner: Todd and Kathleen Whitney
68 Colby Avenue
MBL: 320-1-1 Zone: R-3/RA

A. Two Front Lot Line Setbacks: Proposal is for the addition to an existing nonconforming structure which will add a staircase without further encroachment into the front yard setbacks. The purpose of the staircase is to provide access. R3 front setback: 20'; proposed: 6'6" and 6'1". Note: 6'6" and 6'1" already exist, this proposal will not encroach any further than what exists.

B. Shoreland Zoning Nonconforming Structure Exceeding 30% Volume: Proposal is to allow a nonconforming structure volume to increase beyond 30%. Shoreland Zoning limits nonconforming structure expansions to 30% volume. This proposal requests 54%. The increase is due to conformance with floodplain regulations.

ITEM 4: Acceptance of the minutes January 29, 2018 and February 26, 2018.

GOOD AND WELFARE
ADJOURNMENT
CHAIRMAN