

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 October 29, 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: Miscellaneous Appeal

**Owner: Karin & Michael Lavigne
Location: 9 Pondview Rd; MBL: 105-4-42
Zone: RD**

Proposal to construct an addition that will encroach into the front setback. The road facing portion of the addition will encroach up to 1' in the 50' front setback. RD front setback: 50'; proposed front setback 49'.

ITEM 2: Variance (Minimum Net Lot Area)

**Owner: Nancy Z. Moreshead
Location: 125 West Grand Ave; MBL: 319-15-3
Zone: R3**

Proposal to change building use from 1 office unit and 1 dwelling unit into 2 dwelling units. Dwelling units require 5,000 sq. ft. of net lot area per unit which means 2 dwelling units require 10,000 sq. ft. of net lot area. Current lot area is 2,614 sq. ft. 7,386 additional sq. ft. is needed to meet the ordinance requirement to allow 2 dwellings units.

ITEM 3: Miscellaneous Appeal

**Owner: Tianna Higgins
Location: 38 Adelaide Rd; MBL: 205-1-6
Zone: R1**

Proposal for addition to rear of structure to allow for construction of code compliant stairway. This will result in a 2' rear setback encroachment. R1 rear setback: 20'; proposed rear setback: 18'.

ITEM 4: Acceptance of September 24, 2018 minutes

GOOD AND WELFARE
ADJOURNMENT
CHAIRMAN