

**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, September 28, 2020, 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: Variance Consideration (reduction in driveway setback from an intersection) and Public Hearing**

**Owner: David & Patricia Robinson**

**Location: 11 Oceana Avenue, MLB; 321-15-1**

**Zone: R-3, Shoreland Residential Activity**

Variance request for a reduction of the required 50' setback for a driveway to a street intersection to a requested 24'.

**Item 2: Variance Consideration (reduction in front setback) and Public Hearing**

**Owner: David & Patricia Robinson**

**Location: 11 Oceana Avenue, MLB; 321-15-1**

**Zone: R-3, Shoreland Residential Activity**

Variance request for a reduction in front setback from the required 20' to a proposed 1'. This would allow for an extended exterior staircase because the home will be elevated to meet flood standards.

**Item 3: Miscellaneous Appeal (reduction in side and rear setback) and Public Hearing**

**Owner: BMC Investments/Michael Conlon**

**Location: 24 Highland Avenue, MLB; 312-2-5**

**Zone: R-2**

Miscellaneous appeal for a reduction in the right side setback from the required 15' to a proposed 10' and a reduction in the rear setback from the required 20 to a proposed 10'.

**Item 4: Variance Consideration (reduction in rear setback) and Public Hearing**

**Owner: Arthur & Linda Pelletier**

**Location: 30 Colby Avenue, MLB; 321-2-4**

**Zone: R-3, Shoreland Residential Activity**

Variance request for a reduction in the rear setback from the required 20' to a proposed 4.71'. This would allow the square of left rear of home.

**Item 5: Variance Consideration (reduction in side and rear setback) and Public Hearing**

**Owner: Michael & Cherly Tikonoff**

**Location: 24 Winona Avenue, MBL; 321-13-4**

**Zone: R-3, Shoreland Residential Activity, Ae Flood Zone**

Variance request for a reduction in the left side setback from the required 15' to a proposed 6' and a reduction in the right side setback from the required 15' to a proposed 8' and a rear setback from the required 20' to a proposed 14'.

**Item 6: Miscellaneous Appeal (reduction in setbacks, increase in lot coverage %, construct within existing nonconforming building setback area) and Public Hearing**

**Owner: Chad M. & Lindsay A. Mongeon**

**Location: 35 Massachusetts Avenue; MLB: 322-3-7**

**Zone: R-3**

Miscellaneous appeal for a reduction in the rear yard setback from the required 20' to a proposed 17'; increase in lot coverage percentage by no more than 5% of the 40% allowed in R-3; construct within an existing nonconforming building side and front setback area without decreasing the existing setback

**ITEM 7: Acceptance of August 31, 2020 Meeting Minutes.**

**GOOD & WELFARE**

**ADJOURNMENT**

**Chairman**