

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, April 29, 2024, IN THE TOWN  
COUNCIL CHAMBERS -6:30 p.m. FOR THE PURPOSE OF HEARING THE  
FOLLOWING:

Call to Order  
Roll Call  
Pledge to Flag

Item 1

Acceptance of 2-26-2024 and 3-25-2024 minutes.

Item 2

Proposal: Administrative Interpretation Appeal, Applicant appealing decision of Licensing Administrator determination of completeness of the adult use marijuana business license applications for Old Orchard Provisions, LLC, Exit 710, LLC and Theory Wellness of Maine LLC.

Owner: Old Orchard Provisions, LLC

Applicant: Old Orchard Provisions, LLC, Agent: Hannah King

Location: 17 Ocean Park Road, MLB: 210-10-4

Zone: GB-1

Item 3

Proposal: Miscellaneous Appeal, Reduction of left side setback from the required 15' to a proposed 7.5'. Reduction of the right side setback from the required 15' to a proposed 8.5'. Reduction of rear setback from the required 20' to a proposed 10. This would allow for the construction of a new single family home.

Owner: Judeth M. Dudley & Brian F. Dudley, Trustees of the Dudley Family Trust

Applicant: St Clair Associates, Nancy St Clair

Location: 47 Temple Avenue, MBL 323-10-8

Zone: R-3, Shoreland: RA

Item 4

Proposal: Miscellaneous Appeal, Reduction of left side setback from the required 15' to a proposed 10' This appeal would allow for the addition of a covered porch.

Owner: Kieth & Virginia Christy

Applicant: Kieth & Virginia Christy

Location: 7 Ryefield Drive, MBL 210-2-12

Zone: R4

Item 5

Proposal: Variance consideration, Reduction of front setback from the required 20' to a proposed 0'. Existing side egress from home extends onto the public way and in need of replacement, this variance would allow for new egress to be removed from the public way to maximum amount practical.

Owner: Keith & Laura McBrien

Applicant: Kieth & Laura McBrien

Location: 65 Randall Avenue, MBL 323-7-5

Zone: R-3

**GOOD & WELFARE  
ADJOURNMENT  
CHAIRMAN**