

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 February 23, 2026, 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

Proposal: Miscellaneous Appeal, Applicant seeking reduction in the side setback from the required 15' to a proposed 7' 6" and a reduction in the front setback along Blaine Road from the required 20' to a proposed 17'.

This appeal would allow construction of a new construction garage.

Owner: Ronald & Jennifer Sabin

Applicant: Ronald Sabin

Location: 11 Blaine Road

Zone: R-3, Shoreland RA, Flood AE

Item #2 **This Item was removed by applicant**

Proposal: Variance Consideration, Applicant seeking reduction of the front setback from the required 20' to a proposed 10.295', a reduction in the rear setback from the required 20' to a proposed 10.047', a reduction in the left side setback from the required 15' to a proposed 4.707, a reduction in the left side setback from the required 15' to a proposed 5.181' from the submitted site plan. Applicants are also seeking an increase in allowable building coverage from the allowed 40% to the proposed 52.6%. This variance would allow relocation of a new construction home from a more nonconforming existing footprint.

Owner: Theodore H. Wilson III et als

Applicant: Micheal & Kimberly-Anne Pilon, Agent: Mike Morse, Archipelago

Location: 8 Hampton Avenue, MLB: 319-4-8

Zone: R-3, Shoreland RA, Back dunes

Item #3

Proposal: Miscellaneous Appeal, Applicant seeking reduction in rear setback from the required 20' to a proposed 10'. This variance would allow additional structure to the 10' setback.

Owner: John & Elizabeth Crowley

Applicant: Timothy Garske

Location : 125 Union Avenue, MLB : 314-13-2

Zone : R-2

Item #4:

Proposal: Miscellaneous Appeal, Applicant seeking reduction in front setback from the required 20' to a proposed 15. This variance would allow construction of a front porch

Owner: Chris Cyr

Applicant : Chris Cyr

Location : 17 MacArthur Avenue, MLB : 211-7-44

Zone: R-2

Item #5:

Proposal: Variance Consideration, Applicant seeking reduction of the front setback along Royal Street from the required 20' to a proposed 7.5'. This variance would allow expansion of footprint of new deck once existing is demoed.

Owner: Tanglewood Condominium Association

Applicant: Ronald Vincent

Location: 47 Randall Avenue, MLB: 323-8-12-0

Zone: R-3, Flood AE, Shoreland RA nonconforming

Item #6

Proposal: Miscellaneous Appeal, Applicant seeking reduction in the left side setback from the required 15' to a proposed 7.5'. Appeal would allow a 2'6" expansion to deck on side of house.

Owner: Gabriela Melakian

Applicant ; Pete Vermette

Location: 37 Ocean Avenue, MBL ; 315-13-6

Zone; R-2

Item #7

Proposal: Demolition of existing house and constructing a new residence that meets current Flood Zone requirements

Owner: Scott Rubenstein

Applicant ; Civil Consultants-Geoff Aleva, P.E.

Location ; 12 Oceana Avenue

Zone ; R-3, Flood AE

Item #8

Proposal: Miscellaneous Appeal, Applicant seeking reduction in front setback from required 20' to a proposed 15'. Appeal would allow the addition of a 2nd floor balcony off the front of the garage.

Owner; 31 Foote Street LLC, Tammie Mahoney

Applicant; Tammie Mahoney

Location; 31 Foote Street

Zone; R2

GOOD & WELFARE

ADJOURNMENT

CHAIRMAN