

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 April 27, 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 Tabled from 3/30/2026 meeting

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 #2 Tabled from 3/30/2026 meeting

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 #3

Proposal: Miscellaneous Appeal, Applicant seeking reduction in right side setback from the required 15' to a proposed 7.6", reduction of the rear setback from the required 20' to a proposed 10'. Reductions would allow a new single family home to be relocated off a neighboring property.

Owner: Theodore H. Wilson iii et als

Applicant: Theodore Wilson

Location: 8 Hampton Avenue

Zone: R-3, Shoreland RA, Back dunes

Item #4

Proposal: Miscellaneous Appeal, Reduction of the right side setback from the required 15' to a proposed 7.5' to allow for construction of a multi-unit building after demolition of 5 seasonal cottages.

Owner: Ocean Park Place LLC, Bernard Willmann

Applicant: Sebago Technics LLC, Amy Bell Segal

Location: 8 Ocean Park Road, MBL 210-2-31

Zone: GB-1

Item #5

Election of Zoning Board Chair and Vice Chair.

GOOD & WELFARE

ADJOURNMENT

CHAIRMAN