

ALS

## Leicester Zoning Board of Appeals Special Permit & Variance Application Form

PERMIT TYPE:    Special Permit    Variance

Date: 3/7/2023

<b>CONTACT INFORMATION</b>			
<b>Property Owner:</b>			
<b>Name:</b>	Leslie Tatum		
<b>Company Name:</b>			
<b>Signature:</b>	<i>X Leslie Tatum</i>		
<b>Address:</b>	238 Paxton Street Leicester, Ma 01524		
<b>Phone:</b>	508-944-1885	<b>Email:</b>	ltatum1885@hotmail.com
<b>Applicant:</b>			
<b>Name:</b>	David Lambert Jr		
<b>Company Name:</b>	Al's Oil Service		
<b>Signature:</b>			
<b>Address:</b>	307 Hartford Turnpike Shrewsbury, Ma 01545		
<b>Phone:</b>	508-753-7221	<b>Email:</b>	burnerservice@flynnsplaza.com
<b>Primary Contact Person: (The person that will be contacted by Town staff during the application process.)</b>			
<b>Name:</b>	Peter A. Capalbo		
<b>Company Name:</b>	Al's Oil Service		
<b>Address:</b>	307 Hartford Turnpike Rd Shrewsbury, Ma 01545		
<b>Phone:</b>	508-314-9470	<b>Email:</b>	pcapalbo@flynnsplaza.com
<b>PROJECT INFORMATION</b>			
<b>Project Address:</b>	238 Paxton St Leicester	<b>Zoning District:</b>	5A
<b>Assessors Map &amp; Parcel #</b>	12 C5 0		
<b>Deed Reference (Book/Page):</b>	6596-89		
<b>Size of Proposed Structures:</b>	8x12	<b>Total Lot Area:</b>	0.818
<b>Water Source:</b>	private well	<b>Sewer Source:</b>	septic
<b>Applicable Zoning Bylaw Section(s):</b>	64.03		
<b>Brief Project Description:</b>			
<p>Please include a brief description on this form (i.e. do not write "see attached"). <i>[Examples: construction of a 10' x 20' shed in the front yard of an existing home; installation of a 60s.f. freestanding sign (special permit required to exceed 50 s.f.)]</i></p> <p>In November of 2022 an outside oil tank leaked approx 200 gallons of home heating oil into the ground. The cleaning and disposal of all contaminated soil was conducted by Verdantas. Ryan H Farrell was assigned LSP from Verdantas. In January of 2023 Mr Farrell reached out to Al's oil to assist on removing the heating system and any appliances in the basement of 238 Paxton St. A plan was put in place to remove items from cellar and place them in a 8x12 shed with a foundation. The foundation as shown on the Jrvis Land Survey is not meeting the 40 ft side set. The hardship @ 238 Paxton St is approx 3 ft short of the side set of 40ft.</p>			

**PROJECT INFORMATION, Continued**

**State Briefly Reasons for Variance or Special Permit:**

*See Zoning Board of Appeals Instructions for Variance and Special Permit Applications. You may use the space below and/or attach additional pages as necessary to fully describe the application and reasons for the variance or special permit.*

**APPLICATION CHECKLIST:**

*Use this checklist to ensure you have provided all required information.  
Three (3) copies of all paper submittals are required except where noted.*

<input type="checkbox"/> Application Form	<input type="checkbox"/> Any supplemental information where applicable (letters, detailed project information, etc.)	<input type="checkbox"/> Plans (1-full-size & 2 11"x17")
<input type="checkbox"/> Certified Abutters List (1 copy)	<input type="checkbox"/> Fee (\$175) - check payable to the Town of Leicester	<input type="checkbox"/> .pdf copy of <u>all</u> submitted documents (CD or USB Drive)

***Submit the full application to the Town Clerk's Office***



4

1.02 AC.

90.75

70(S)

274.24

210

182

5

302

99.5

6

85

7

# Unofficial Property Record Card - Leicester, MA

## General Property Data

Parcel ID 12 C5 0  
Prior Parcel ID --  
Property Owner TATUM LESLIE J

Account Number

Mailing Address 238 PAXTON ST

Property Location 238 PAXTON ST  
Property Use ONE FAM  
Most Recent Sale Date 10/24/1978  
Legal Reference 6596-89

City LEICESTER

Grantor TATUM JR JAMES

Mailing State MA Zip 01524

Sale Price 100

ParcelZoning SA

Land Area 0.818 acres

## Current Property Assessment

Card 1 Value Building Value 109,300 Xtra Features Value 0 Land Value 60,100 Total Value 169,400

## Building Description

Building Style CAPE  
# of Living Units 1  
Year Built 1938  
Building Grade AVG. (-)  
Building Condition Fair  
Finished Area (SF) 819  
Number Rooms 4  
# of 3/4 Baths 0

Foundation Type BRK/STN  
Frame Type WOOD  
Roof Structure GABLE  
Roof Cover ASPHALT SH  
Siding WOOD SHING  
Interior Walls DRYWALL  
# of Bedrooms 2  
# of 1/2 Baths 0

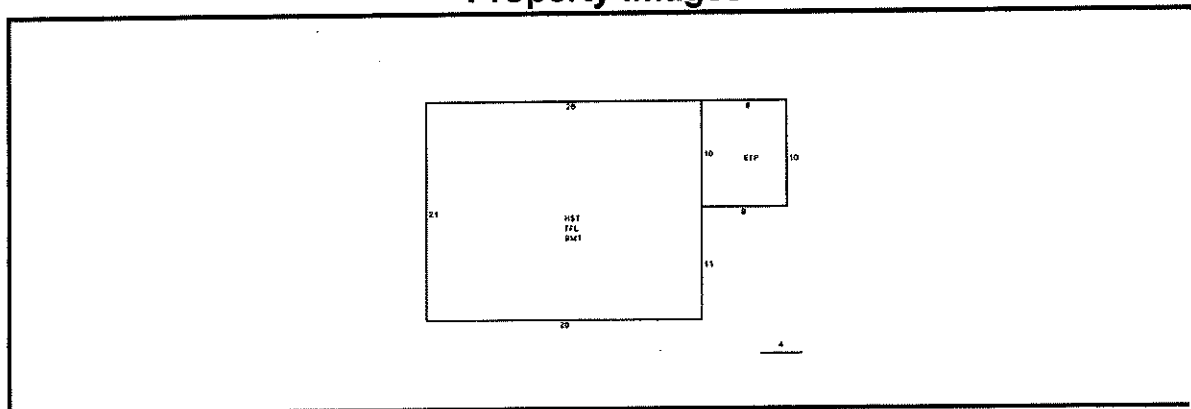
Flooring Type CARPET  
Basement Floor N/A  
Heating Type FORCED H/A  
Heating Fuel OIL  
Air Conditioning 0%  
# of Bsmt Garages 0  
# of Full Baths 1  
# of Other Fixtures 0

## Legal Description

## Narrative Description of Property

This property contains 0.818 acres of land mainly classified as ONE FAM with a(n) CAPE style building, built about 1938 , having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 4 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.