

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, MARCH 11TH, 2019
Community Center/City Hall – 1 Bay Avenue
AGENDA

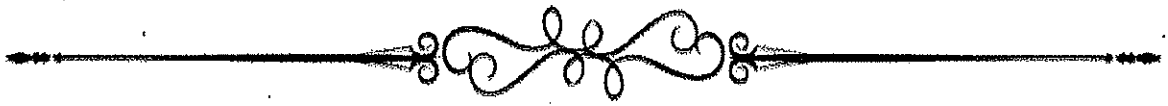
Workshop – 5:00 P.M

Proposed Comp Plan GOPS addressing Coastal Vulnerability

Regular Meeting – 6:00 P.M.

- 1) Approval of February 11th, 2019 Regular Meeting Minutes.
- 2) Review, Discussion and Decision for Renovation, Demolition, & Construction (**Historic District**)(**R-1**) @ 173 Avenue B, Block 56, Lot(s) 1 thru 3, For – Deidre Sheer Gross, Contractor – Ulrich Construction.

In our continuing effort to keep the citizens of Apalachicola informed, this agenda is posted on our website at www.cityofapalachicola.com prior to the scheduled meeting for public review. Additional information such as the City's Land Development Code and zoning related maps, along with other development information is also available on the site for your convenience. Please direct any questions concerning items on this agenda or the Apalachicola Building Department to Cortni Bankston, (850)653-1522, cortnibankston@cityofapalachicola.com.



CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, FEBRUARY 11TH, 2019
Community Center/City Hall – 1 Bay Avenue
AGENDA MINUTES

Workshop – 5:00 P.M

Workshop attendance:

Chairperson - Tom Daly, Lynn Wilson-Sporhrer, Jim Bachrach, Uta Hardy, City Planner - Cindy Clark, Rebecca Jetton, Dennis Winterringer, Permitting & Development Coordinator – Cortni Bankston

Fill and Stormwater – Discussion Held, Motion to amend Agenda to add workshop item: Jim Bachrach; 2nd: Lynn Wilson-Sporhrer. Motion Carried.

Regular Meeting – 6:00 P.M.

Attendance:

Chairperson - Tom Daly, Lynn Wilson-Sporhrer, Jim Bachrach, Uta Hardy, City Planner - Cindy Clark, Rebecca Jetton, Dennis Winterringer, Permitting & Development Coordinator – Cortni Bankston

- 1) Approval of January 14th, 2019 Regular Meeting Minutes. Motion to approve: Jim Bachrach, 2nd: Geoff Hewell. Motion Carried
- 2) Workshop item, Fill and Stormwater – Motion to move item to joint workshop: Jim Bachrach, 2nd: Lynn Wilson-Sporhrer. Motion Carried.
- 3) Review, Discussion and Decision for 6' Tall Wood Privacy Fence (Historic District)(R-1) @ 123 Avenue L, Block 162, Lot(s) 10, For – Kirk & Freddi Fisher, Contractor – Construct Group SE. Motion to Approve: Geoff Hewell, 2nd: Lynn Wilson-Sporhrer. Motion Carried.
- 4) Review, Discussion and Decision for removal of existing 12x20 shed and installation of new 12x20 Shed (Historic District)(R-1) @ 142 12th Street, Block 81, Lot(s) 1, For – Lloyd & Tronda Davis, Contractor – Tool Time Buildings. Motion to Approve: Geoff Hewell, 2nd: Lynn Wilson-Sporhrer. Motion Carried.
- 5) Review, Discussion and Decision for installation of 4' Aluminum Fence (R-1) @ 221 Avenue D, (Neels Addition) Block 4, Lot(s) East ½ Lots 13 & 14, For – Michael Smith, Contractor – Island Fence. Motion to Approve: Geoff Hewell, 2nd: Jim Bachrach. Motion Carried

Motion to adjourn: Jim Bachrach, 2nd: Uta Hardy. Motion Carried.

Chairperson





CITY OF APALACHICOLA

1 Avenue E · Apalachicola, Florida 32320 · 850-653-9319 · Fax 850-653-2205

www.cityofapalachicola.com

Mayor
Van W. Johnson, Sr.

Permit Application Review/C. Clark
March 6, 2019

Commissioners
Brenda Ash
John M. Bartley, Sr.
James L. Elliott
Anita Grove

Project: Deidre Sheer Gross
Address: 173 Avenue B
Overview: Renovations, new garage construction

Zoning: R-1 - Consistent

City Manager
Ron Nalley

Lot Size: 3 lots. Consistent

Flood Zone: x. Consistent

City Administrator
Lee H. Mathes, MMC

Setbacks: Consistent

City Clerk
Deborah Guillotte, CMC

Height: Consistent

Lot Coverage: Consistent

City Attorney
J. Patrick Floyd



Cortni's Agenda Breakdown Notes

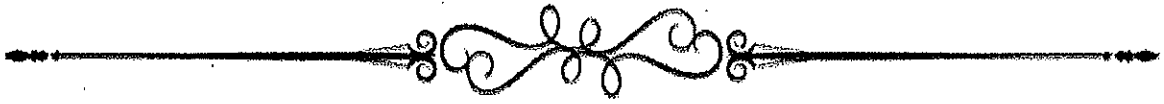
- 2.) Applicant is located in X Flood Zone. They are proposing to change out windows. Add a screen porch, remove existing out buildings, and build a new Garage.

Note to Applicants:

A completed application for any proposed development must be filed no later than 30 days prior to any meeting of the Board at which such application is to be heard. The Staff of the City evaluating the application, or the Board may require additional information necessary to determine whether the application complies with the provisions of the City's Land Development Regulations. The request for additional information shall extend the 30 day deadline until the application is complete. So please make sure you are completing your applications with all the correct information and turning in all needed paperwork.

Also to reiterate the rule passed at January 2018 Planning and Zoning Board meeting, you or a representative must be present at the scheduled meeting or your agenda item will not be discussed.

If your certificate of appropriateness and/or plans are approved by Planning and Zoning Board, please allow at least 3 business days for your Building Permit application to be processed and any additional documentation (if needed) to be reviewed, processed, and Building Permit issued. Your permit will not be ready the following day after any scheduled P&Z Meeting.



CITY OF APALACHICOLA
 CERTIFICATE OF APPROPRIATENESS APPLICATION

-HISTORIC DISTRICT-

Official Use Only

Application # _____
 City Representative _____
 Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner DEIDRE SHEEK (GROS)
 Address 1452 LITTLE SUNAPEE
 City NEW LONDON State NH Zip 03259
 Phone (603) 848-4999

GARY URICH CONSTRUCTION
 State License # _____
 City License # _____ County License # _____
 Email Address GARYU@URICHCC.COM
 Phone (_____) _____

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance
- Other _____

PROPERTY INFORMATION:

Street Address: 173 AVE. B. City & State APALACHICOLA Zip 32320

Historic District Non-Historic District Zoning District R-1

Parcel #: 01-09W-8330-0056-0010 Block(s) 56 Lot(s) 1, 2, 3

FEEMA Flood Zone/Panel #: X
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____

Water Available: _____ Sewer Available: _____ Taps Paid _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval

 Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCL.

Cortni Bankston
 Permitting and Development Coordinator
 (850) 653-1522 (ext 205) Phone
 (850) 653-5028 Cell
cortnibankston@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

CHANGE OUT WINDOWS, ADD SCREEN PORCH,
 REMOVE EXISTING OUT BUILDINGS, BUILD
 NEW GARAGE

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding		EXISTING	
		HAND BLD ON GARAGE	
Doors		EXISTING	
		IMPACT	
Windows	WEATHER SHIELD	ALUMINUM CLAD	
Roofing			
Trim		EXISTING	
Foundation		EXISTING	
Shutters		NEW CONC. PIERS	
		WOOD	
Porch/Deck		EXISTING	
Fencing		NA	
Driveways/Sidewalks		NA	
Other			

CERTIFICATION

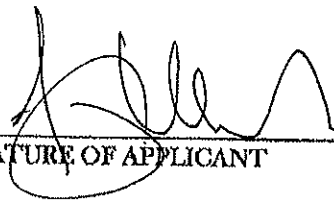
By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the scheduled Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for **Electrical, Plumbing, Mechanical, and Roofing Work.**
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

DATE

2-21-19

SIGNATURE OF APPLICANT



EPCI
APALACHICOLA BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Official Use Only

DATE: _____ Permit # _____ Permit Fee _____

OWNER'S NAME: DEIRDRE-SHEER GROSS & WILLIAM HEDGES

ADDRESS: 1452 LITTLE SUNAPEE RD.

CITY, STATE & ZIP CODE: NEW LONDON N.H. 03257

FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER): _____

ADDRESS: _____

CITY, STATE & ZIP CODE: _____ PHONE # _____

CONTRACTOR'S NAME: GARY ULRICH

ADDRESS: P.O. BOX 536 APALACHICOLA

CITY, STATE & ZIP CODE: FL. 32329 **PHONE #:** 850-566-2078

STATE LICENSE NUMBER: _____ **COMPETENCY CARD #:** (City License #)

ADDRESS OF PROJECT: 173 AVE. B.

PROPOSED USE OF SITE: (Description of proposed job, i.e. 10 x10 attached Garage, Bathroom, Office Addition)

WILL THE STRUCTURE BE LOCATED AT LEAST 30 FEET FROM ANY BODY OF WATER? YES
 NO

PROPERTY PARCEL ID #: 01-095-08W-8330-0056-0010

LEGAL DESCRIPTION OF PROPERTY: (Block & Lot(s)) BLK 56 LOTS 1, 2, 3

IF THE APPLICATION IS FOR A COMMERCIAL PROJECT PLEASE LIST THE NAME OF THE BUSINESS:

BONDING COMPANY: NA

ADDRESS: _____ CITY, STATE & ZIP: _____

ARCHITECT'S/ENGINEER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

MORTGAGE LENDER'S NAME: _____

ADDRESS: _____ CITY, STATE & ZIP: _____

WATER SYSTEM PROVIDER: _____ SEWER SYSTEM PROVIDER: _____

PRIVATE WATER WELL: _____ SEPTIC TANK PERMIT NUMBER: _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

PURPOSE OF BUILDING:

Single Family ___ Townhouse ___ Commercial ___ Industrial
___ Duplex ___ Swimming Pool ___ Storage ___ Sign
___ Multi-Family ___ Demolition ___ Other

___ Addition, Alteration or Renovation to building. _____

Distance from property lines: Front SEE SURVEY Rear _____ L. Side _____
R. Side _____

Cost of Construction \$ 150,000 Square Footage _____
EPI _____ Flood Zone X Lowest Floor Elevation _____
Area Heated/Cooled _____ # Of Stories _____ # Of Units _____
Type of Roof SHINGLES Type of Walls _____ Type of Floor _____
Extreme Dimensions of: Length _____ Height _____ Width _____

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a certified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A certified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

NOTICE: EPCI: The EPCI/City of Apalachicola Building Department does not have the authority to enforce DBED RESTRICTIONS or COVENANTS on properties.

OWNER'S AFFIDAVIT: I hereby certify that the information contained in this application is true and correct to the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

[Signature]
Signature of Owner or Agent

Date: _____

Notary as to Owner or Agent

My Commission expires: _____

[Signature]
Signature of Contractor

Date: 2-21-19

Notary as to Contractor

My Commission expires: _____

APPLICATION APPROVED BY: _____ BUILDING OFFICIAL.

City of Apalachicola Tree Removal Application

Name: GARY ULRICH / DEIRDRE-SHEER (WIFE)
 Address: 173 AVE. B
 Phone #: _____
 Contractor: GARY ULRICH
 Contractor's Phone #: 850-566-2070
 Number of Trees: 1
 Type of Trees: POSSIBLE 6" DIA GRAPPEFRUIT

REQUESTED REASONS FOR REMOVAL; (MARK ONE OR MORE)

Trimming Limbs or Maintenance Issues.
New Construction House or Building.
The tree has extensive decay throughout crown & main system.
Safety Issue, Leaning over house, In power lines, Foundation of house.
Insurance company will not cover unless tree is removed, Letter included.
Interfering with, Underground utilities, Sidewalks, Driveways, Etc.
Don't like tree or location on property, Will pay Mitigation of \$ _____ .00

Applicant will provide all photos of trees and documentation that pertain to this application.

Applicant Signature: [Signature] Date: 2-21-19 Application Fee \$50.00

I understand a copy of the Ordinance is available on the City's website,
 (www.cityofapalachicola.com)

And at City Hall's Office for review _____ Initial.

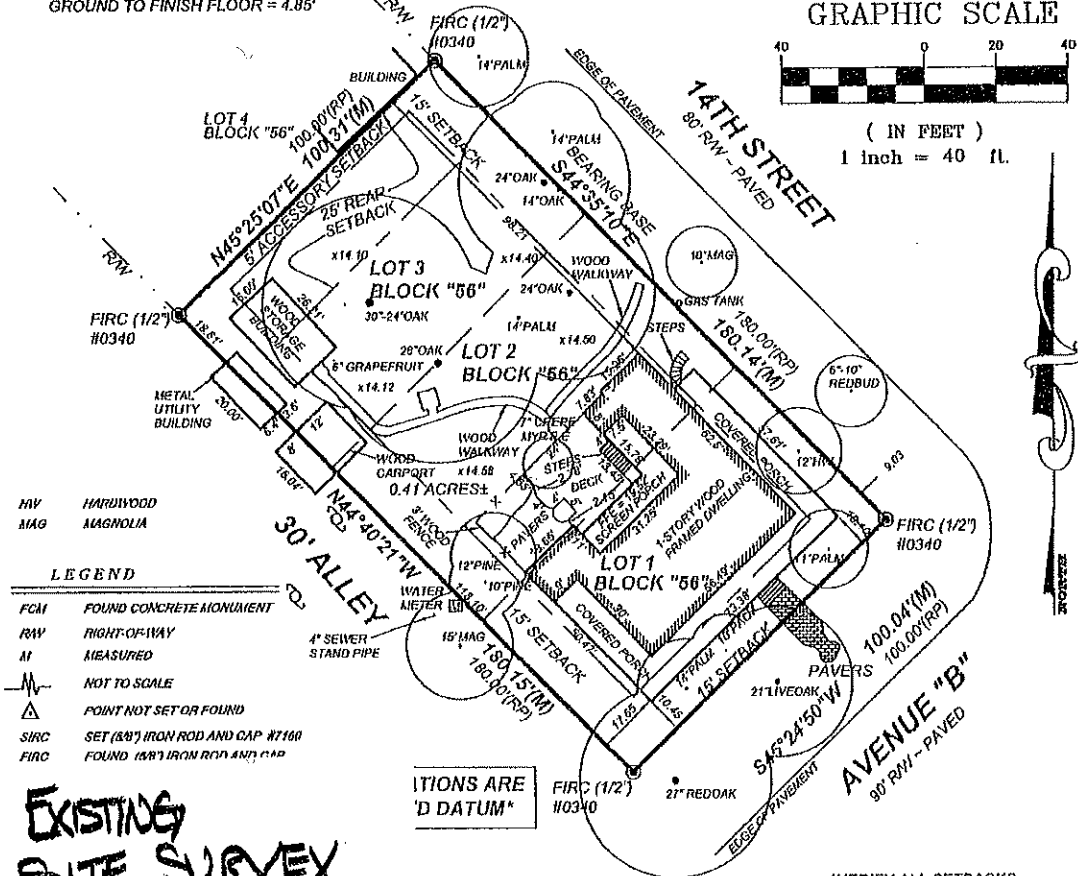
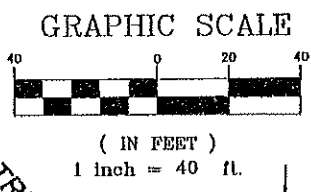
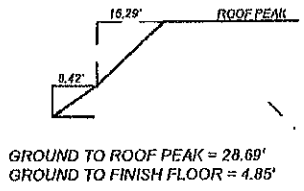
NOTE: IF YOU ARE ADDRESSING A PROTECTED TREE (LIVE OAK, RED OAK, WHITE OAK, MAGNOLIA, SABLE/CABBAGE PALM, AND SLASH PINE) AN APPLICATION PROCESS AND P & Z APPROVAL ARE REQUIRED. SITE PLAN MUST BE SUBMITTED TO SHOW THE FOLLOWING INFORMATION AT A SCALE SUFFICIENT TO ENABLE THE DETERMINATION OF MATTERS REQUIRED UNDER ORDINANCE:

- _____ 1.) The shape and dimensions of the lot or parcel, together with the existing and/or proposed locations of structures and improvements, if any.
- _____ 2.) Location and dimensions of all existing trees which are subject to the protected tree provisions. Trees proposed to remain, to be re-located, or to be removed shall be so identified.
- _____ 3.) A statement showing how trees not proposed for removal are to be protected during land clearing and construction; i.e. a statement as to proposed protective barriers.
- _____ 4.) A statement as to grade changes proposed for the lot or parcel and how such changes will affect the matters regulated by Ordinance.

Date: _____	Approved: Yes _____ or No _____
Reason not approved: _____	
Planning and Zoning's	Approved By: City of Apalachicola
Recommendation is:	Code Enforcement Officer: _____
Approved: _____ Denied: _____	City Administrator: _____
Date: _____	Administrator's/Designee: _____
Signature: _____	City Commission; Approved: _____ or Denied: _____
	Mayor, Van Johnson: _____
	Date: _____

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
 WILLIAM HARRY HEDGES and DEIRDRE SHEERR-GROSS,
 DODD TITLE COMPANY, INC.,
 FIRST AMERICAN TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
 Lots 1, 2, & 3, Block "56", THE
 CITY OF APALACHICOLA, a
 subdivision as per map or plat
 on file at the Clerk of the
 Circuit Office in Franklin
 County, Florida



- HW HARDWOOD
 MAG MAGNOLIA
- LEGEND**
- FCM FOUND CONCRETE MONUMENT
 - RAW RIGHT-OF-WAY
 - AI MEASURED
 - NOT TO SCALE
 - POINT NOT SET OR FOUND
 - SIRC SET (80) IRON ROD AND CAP #1160
 - FIRC FOUND (80) IRON ROD AND CAP

EXISTING SITE SURVEY
 (TO BE DEVELOPED SITE PLAN SEE RENOVATED AI)

CONDITIONS ARE TO BE USED AS A DATUM

*VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION

Survey performed by the undersigned surveyor:
 way boundary of 14th Street having an
 s 10 seconds East
 survey other than shown hereon.
 as shown hereon.
 N.

REVISED 09/21/16; ADDED SPOT SHOTS
 REVISED 09/21/16; TREE SURVEY W/ LOCATIONS

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No: 120009 0526 & 0528F index date: February 5, 2014, Franklin County, Florida.

for land surveying as established by the Florida Board of Survey and Mappers (F.A.C. 5J-17.051/052).

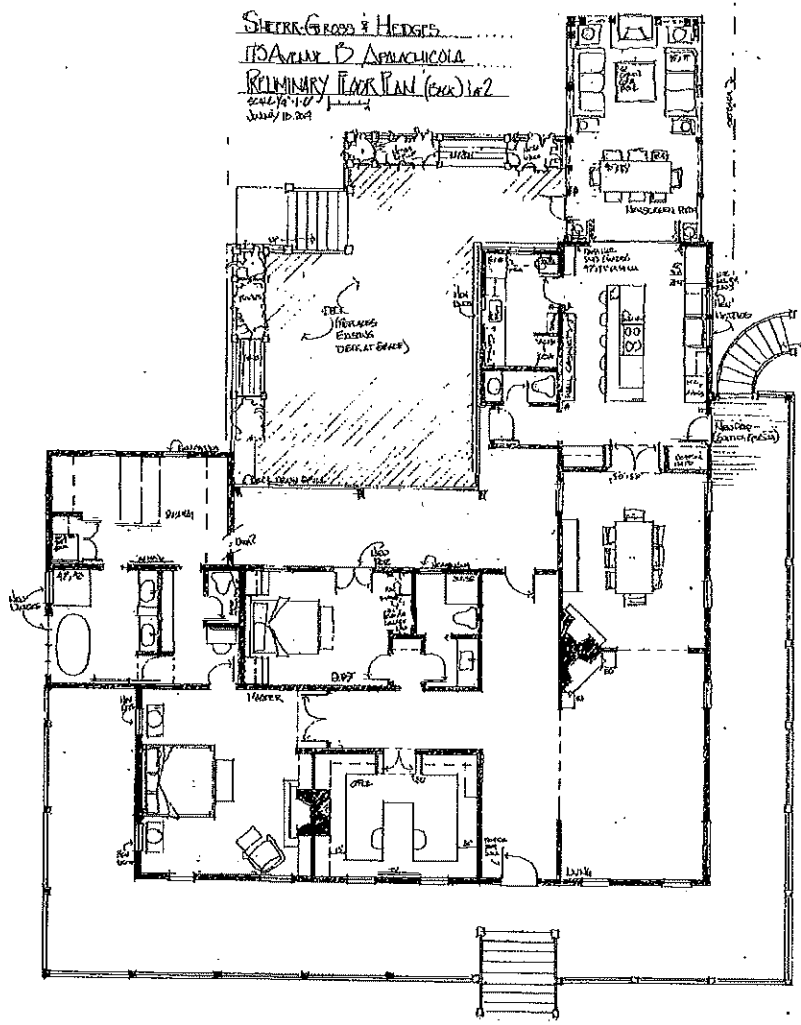
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

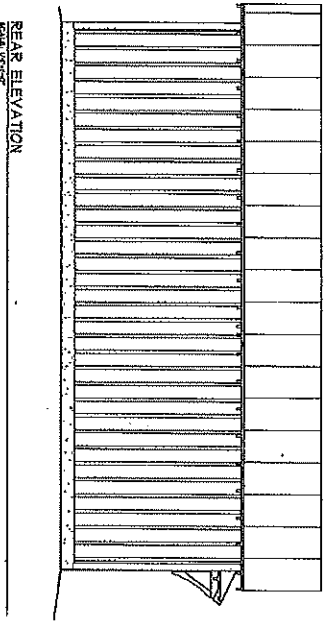
James T. Hoddenberry
 JAMES T. HODDENBERRY
 Surveyor and Mapper
 Florida Certificate No. 4291

TR & A	William Hoddenberry & Associates, Inc.		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 135 SHILTON STREET • SOYCHOPPY, FLORIDA 32334 PHONE NUMBER: 321-943-3333 FAX NUMBER: 321-943-1001 E.O. 12812		
DATE: 04/05/10	DRAWN BY: MMD	D.L.B. 003 PO 17	COUNTY: Franklin
FILE: 10165.UWU	DATE OF LAST FIELD WORK: 04/04/10	JOB NUMBER: 10-165	

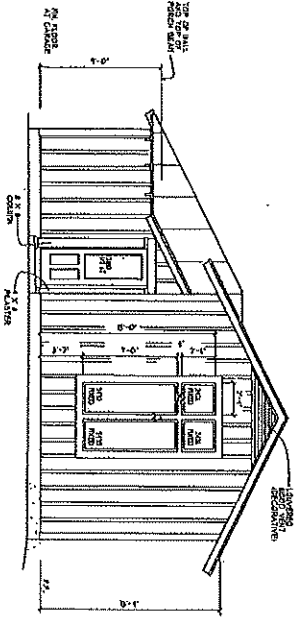


SHEPHERD & HEDGES
ISAAC B. APPLICOLA
PRELIMINARY FLOOR PLAN (SEE) 1st
July 10, 1917

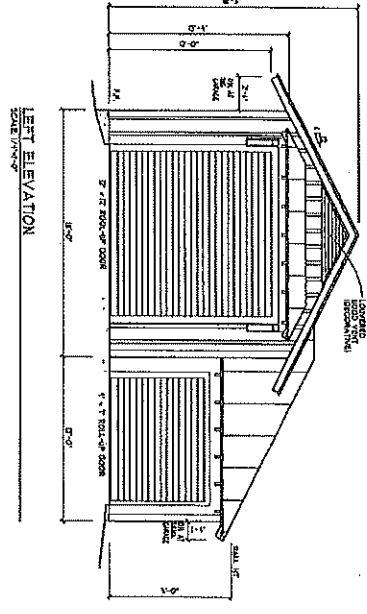




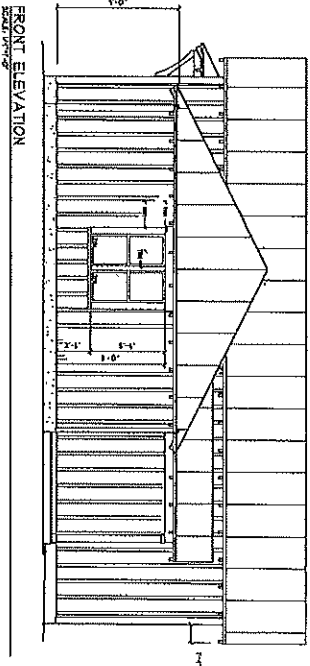
REAR ELEVATION



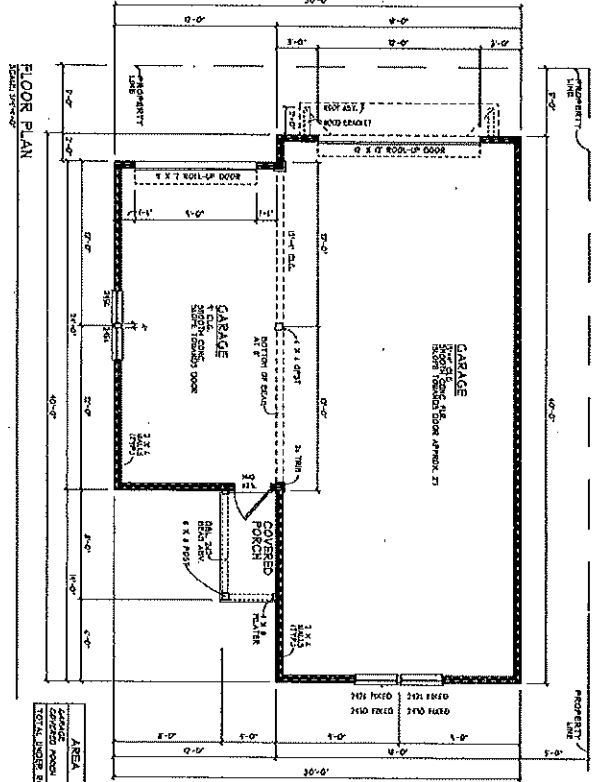
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



FLOOR PLAN

- INDEX OF DRAWINGS
- 1 - EXTERIOR ELEVATIONS & FLOOR PLAN
 - 2 - ROOF PLAN, ELECTRICAL PLAN & LEGEND, FOUNDATION PLAN & WALL SECTION

AREA	SQ. FT.
Garage	200
Porch	100
TOTAL COVERED EOOD	300

FLOOR PLAN, ELECTRIC PLAN, WALL SECTION
 11/15/11
 11/15/11
 11/15/11

CUSTOM HOME PLANS FOR:
DEIRDRE & BILL
 113 Avenue B, Apalachicola, Florida



WYNN & ASSOCIATES
 RESIDENTIAL DIVISION

Tel: 850-872-2211
 www.wynne.com
 11/15/11

SHEER-GROSS/ HEDGES RENOVATION

173 AVENUE B, APALACHICOLA, FL 32320

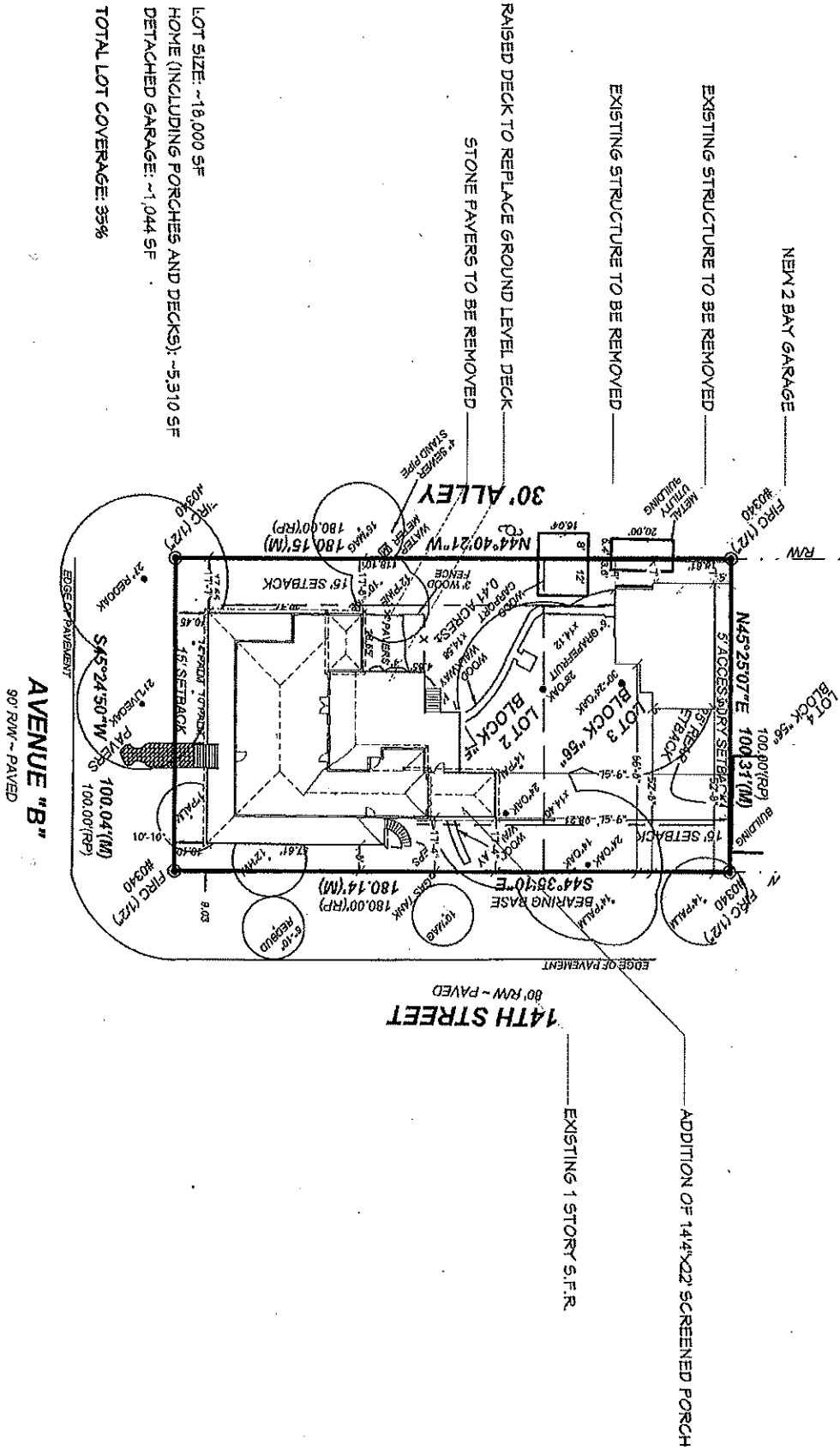
- A1 SITE PLAN
- A2 AS-BUILT EXTERIOR WALL PLAN
- A3 AS-BUILT ELEVATIONS
- A4 RENOVATION EXTERIOR WALL PLAN
- A5 RENOVATION ELEVATIONS



WARD DRAFTING	
DATE	02/10/2019
REVISION	6

SITE PLAN
1" = 15'

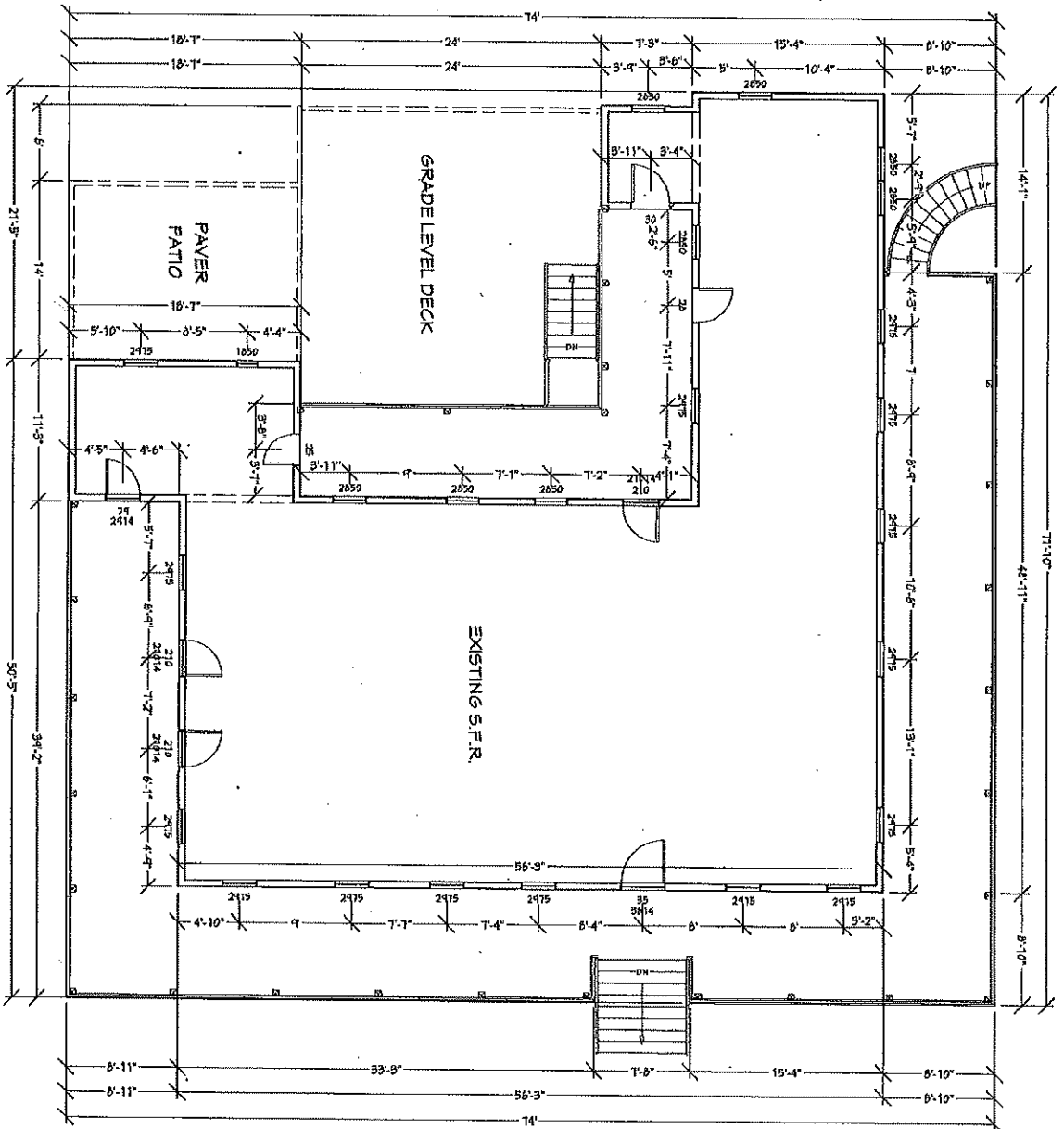
LOT SIZE: ~18,000 SF
HOME (INCLUDING PORCHES AND DECKS): ~5,310 SF
DETACHED GARAGE: ~1,044 SF
TOTAL LOT COVERAGE: 35%

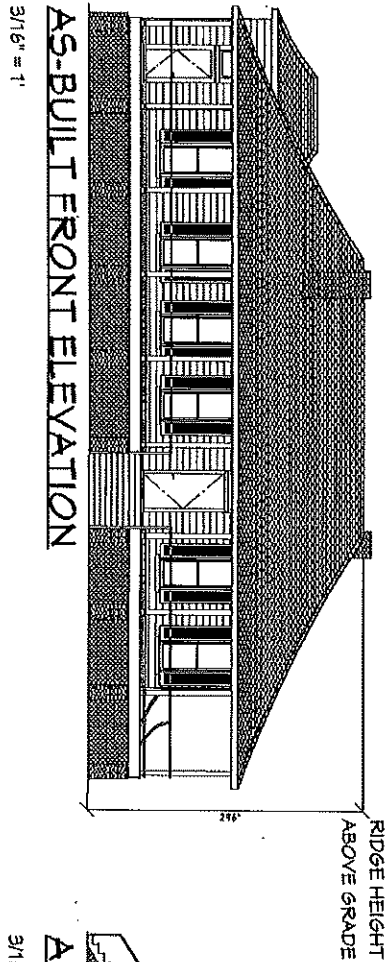




1/4" = 1'

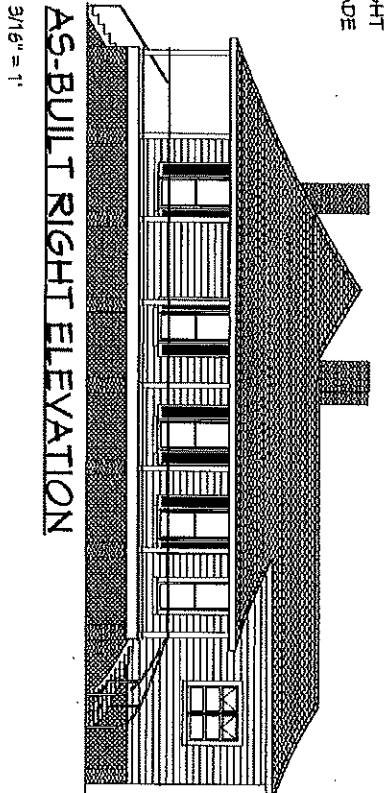
AS-BUILT EXTERIOR WALL PLAN





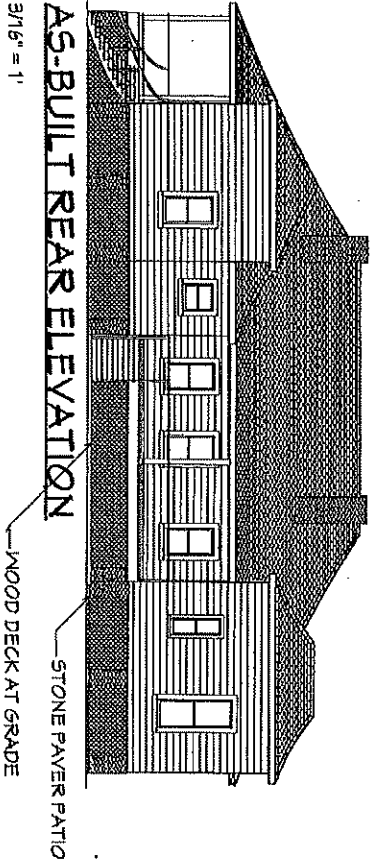
AS-BUILT FRONT ELEVATION

3/16" = 1'



AS-BUILT RIGHT ELEVATION

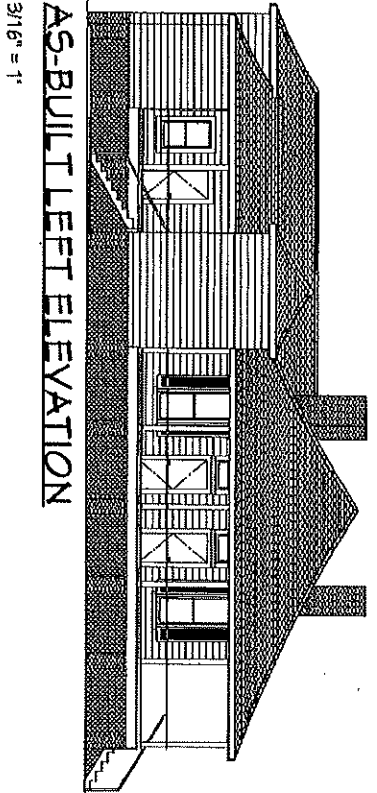
3/16" = 1'



AS-BUILT REAR ELEVATION

3/16" = 1'

STONE PAVER PATIO
WOOD DECK AT GRADE



AS-BUILT LEFT ELEVATION

3/16" = 1'

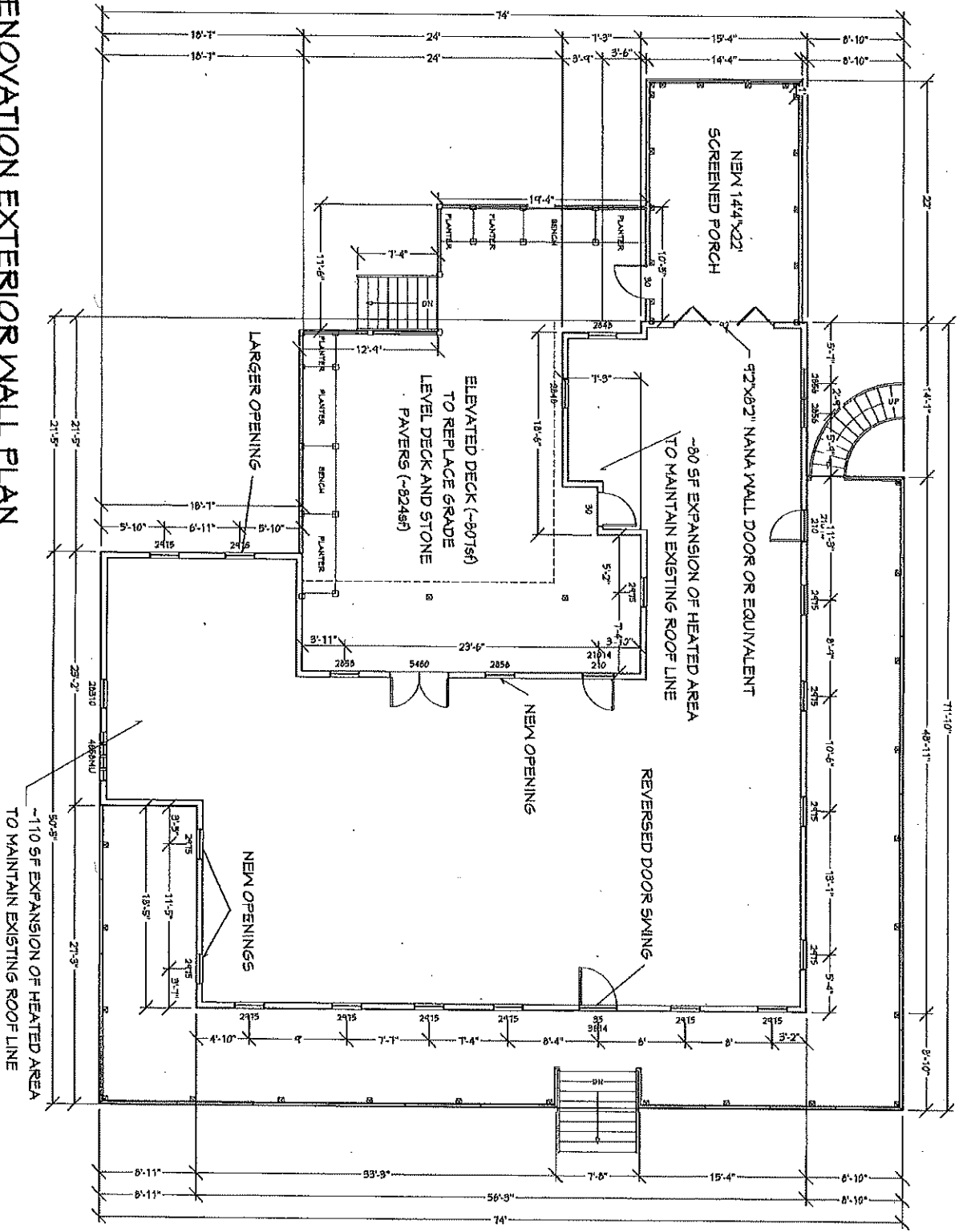
SHEERR-GROSS/ HEDGES RESIDENCE AS-BUILT ELEVATIONS

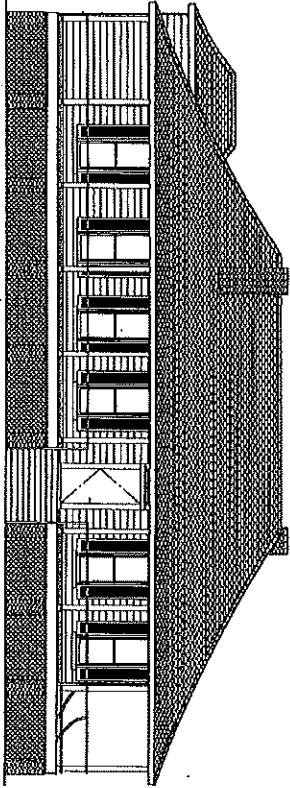
173 AVE B, APALACHICOLA, FL 32320
2/10/2019



1/8" = 1'

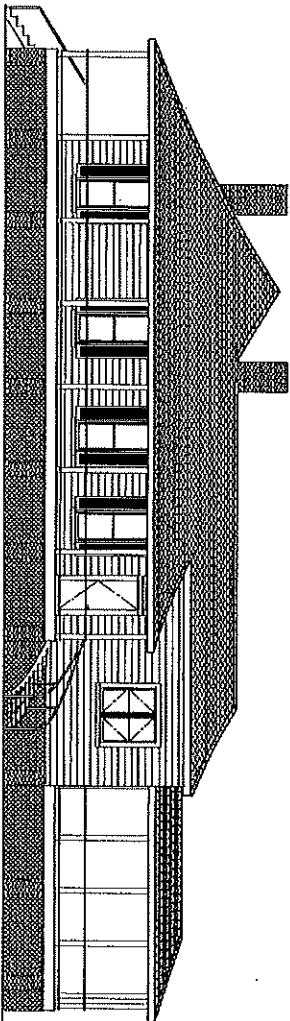
RENOVATION EXTERIOR WALL PLAN





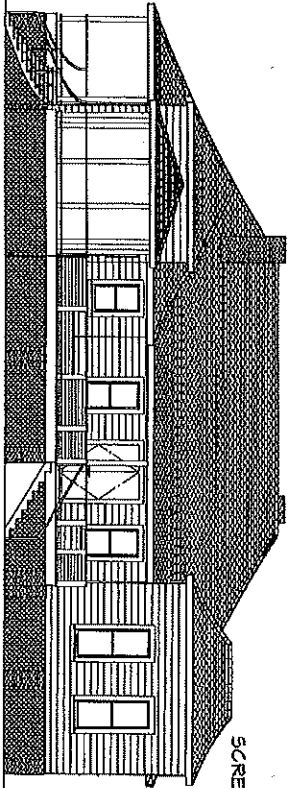
PREL. DESIGN FRONT ELEVATION

3/16" = 1'



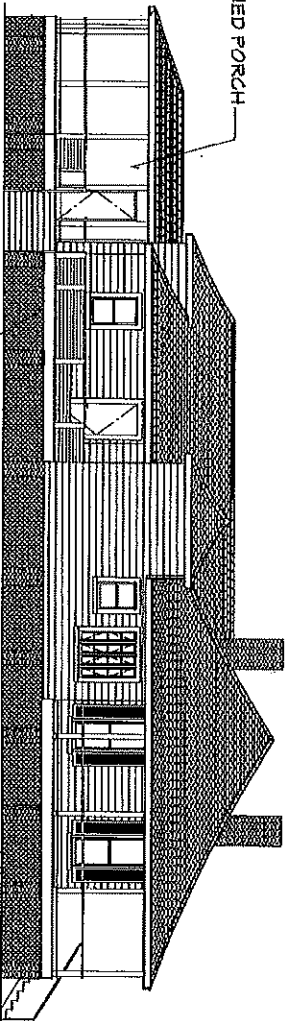
PREL. DESIGN RIGHT ELEVATION

3/16" = 1'



PREL. DESIGN REAR ELEVATION

3/16" = 1'



PREL. DESIGN LEFT ELEVATION

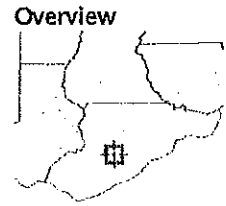
3/16" = 1'

SCREENED PORCH

RAISED DECK

SHEERR-GROSS/ HEDGES RESIDENCE PRELIMINARY DESIGN ELEVATIONS

173 AVE B, APALACHICOLA, FL 32320
2/10/2019



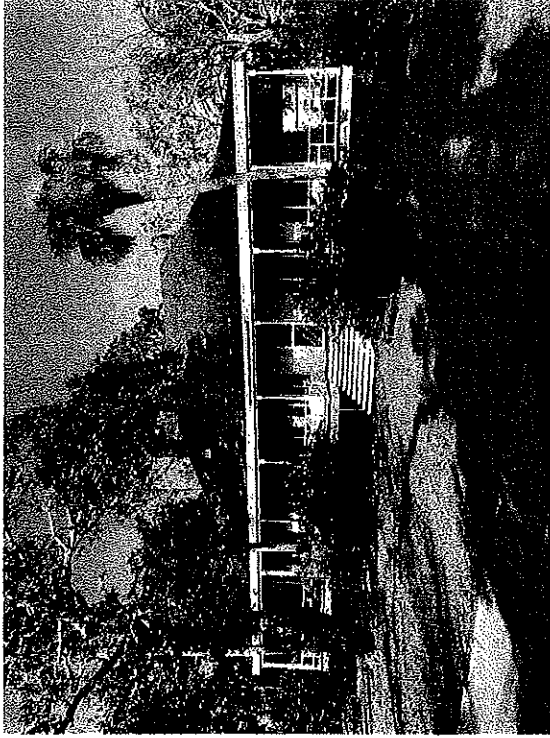
Legend
Roads
City Labels

Parcel ID	01-09S-08W-8330-0056-0010	Alternate ID	08W09S01833000560010	Owner Address	HEDGES WILLIAM HARRY GROSS DEIRDRE SHEERR- 1452 LITTLE SUNAPEE ROAD NEW LONDON, NH 03257
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		
Property Address	173 AVE B	Acreage	n/a		
District	3				
Brief Tax Description	BL 56 LOTS 123 (Note: Not to be used on legal documents)				

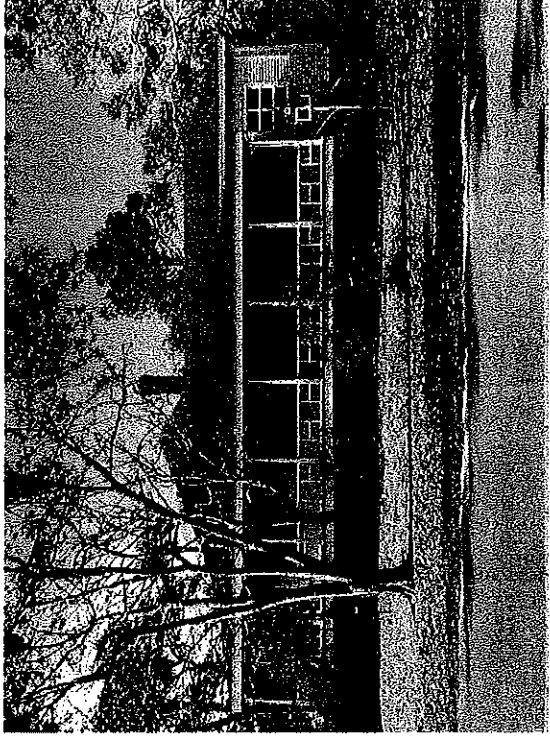
Date created: 2/11/2019
Last Data Uploaded: 2/11/2019 7:01:12 AM

Developed by  **Schneider**
GEOSPATIAL

173 Avenue B, Apalachicola



Front elevation



Right elevation

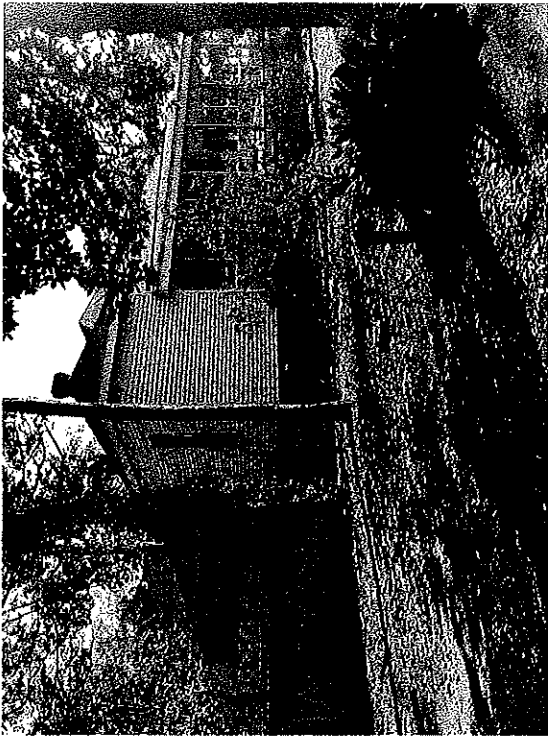


Right Rear elevation



Rear Elevation

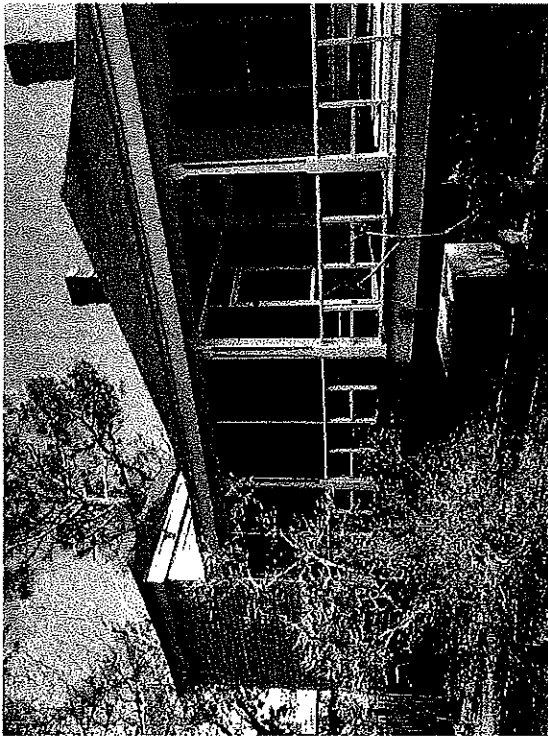
173 Avenue B, Apalachicola



Left Rear elevation



Left elevation



Left elevation



Parcel Summary

Parcel ID 01-09S-08W-8330-0056-0010
 Location Address 173 AVE B
 32320
 Brief Tax Description* BL 56 LOTS 1 2 3 OR 117/550 APALACHICOLA ORB 253 PAGE 8 1217/97
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 Tax District Apalachicola (District 3)
 Millage Rate 21.853
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Hedges William Harry
 Gross Deirdre Sheerr-
 1452 Little Sunapee Road
 New London, NH 03257

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	60.00	FF	0	0
000100	SFR	120.00	FF	0	0

Residential Buildings

Building 1
 Type SINGLE FAM
 Total Area 4,243
 Heated Area 2,498
 Exterior Walls AVERAGE
 Roof Cover COMP SHNGL
 Interior Walls WALL BD/WD
 Frame Type N/A
 Floor Cover PINEWOOD
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 1
 Bedrooms 0
 Stories 1
 Effective Year Built 1956

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0330	STORAGE, UTILITY	1	0x0x0	180	UT	1982
0330	STORAGE, UTILITY	1	0x0x0	1,188	UT	1982
0440	GREEN HOUSE	1	0x0x0	416	UT	1982
0170	FPLC BELOW AVERAGE	1	0x0x0	2	UT	1992
0080	DECK	1	0x0x0	575	UT	1992
0310	WD WALK	1	0x0x0	240	UT	1992
0120	C L FENCE 4	1	0x0x0	64	LF	1992
0400	LATTICE	1	0x0x0	20	UT	1992
0600	FISH POND	1	0x0x0	1	UT	1992

Sales

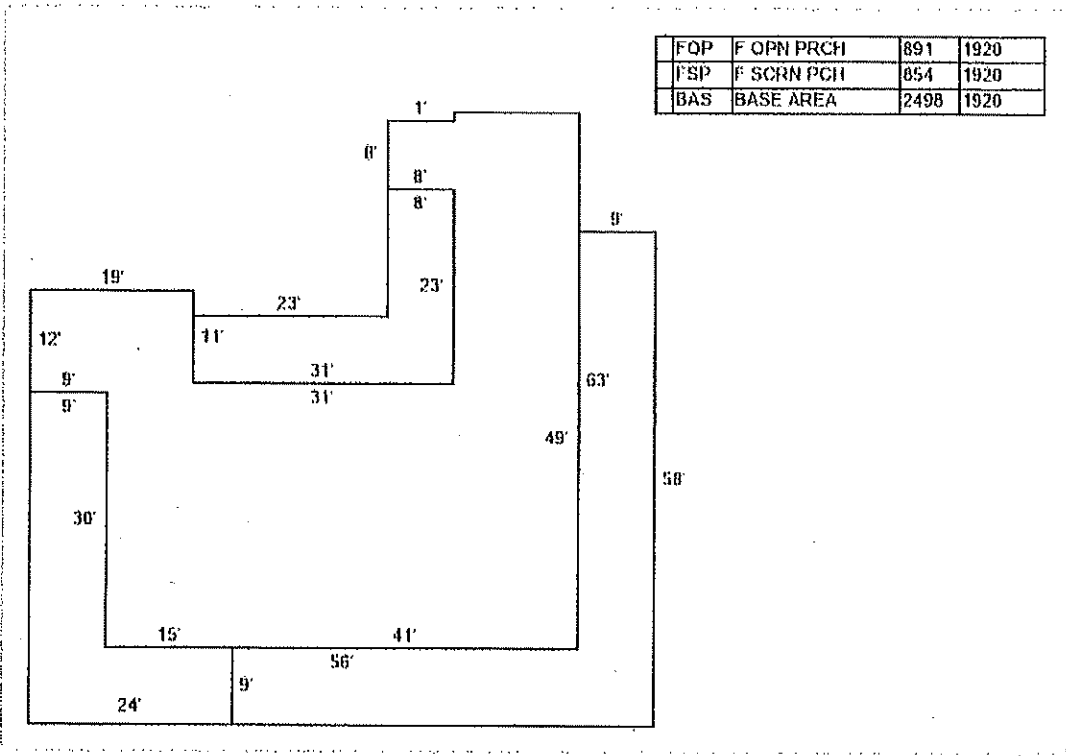
Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	04/24/2018	\$737,500	WD	1217	97	Qualified (Q)	Improved	HOLMES	HEDGES/GROSS

Valuation

	2018 Preliminary Certified	2018 Certified	2017 Certified	2016 Certified	2015 Certified
Building Value	\$90,838	\$89,324	\$90,838	\$92,352	\$92,352
Extra Features Value	\$6,799	\$6,799	\$6,799	\$6,799	\$6,799
Land Value	\$216,000	\$216,000	\$216,000	\$216,000	\$180,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$313,637	\$312,123	\$313,637	\$315,151	\$279,151
Assessed Value	\$121,836	\$125,491	\$119,330	\$116,876	\$116,064
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$71,836	\$75,491	\$69,330	\$66,876	\$66,064
Maximum Save Our Homes Portability	\$191,801	\$0	\$194,307	\$198,275	\$163,087

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sketches



No data available for the following modules: Commercial Buildings.

Franklin County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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Version 2.2.0

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 Schneider
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