



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

MEMORANDUM

TO: Mark Barbash, Director
Department of Trade and Development

Attn.: Donna Hunter, Administrator
Land Management Office

FROM: Mary Lu English *MLE*
Right-of-Way Coordinator

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 00-40

DATE: December 13, 2000

Attached please find a request to sell a portion of the alley (20 foot wide) east of North High Street, south of the alley south of Indian Springs Drive to eliminate a longstanding garage encroachment. A total value of \$1,650.00 has been determined for this excess right of way as indicated on the attached form. The proposed purchaser, Karen C. Snyder, has been notified of this price and Ms. Snyder has returned her authorization to proceed letter (copy attached).

It is now necessary for the Department of Trade and Development to review the attached information and identify any possible mitigating factors. When your review is complete and any outstanding issues have been resolved, please fill in the final portion of the form and place this item on the Land Review Commission agenda for their consideration.

If you have any questions or need additional information please call me at 5471.

Enclosure

cc: Edward E. Carlson, P.E., Acting City Engineer
Ted Beidler, P. E., Planning & Program Section Manager
Clyde R. Garrabrant, P. S., R/W & Utilities Supervisor
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614-645-8290 Director's Office
614-645-3182 Construction Inspection Division
614-645-8376 Engineering and Construction Division
614-645-7602 Facilities Management Division
614-645-8281 Fleet Management Division
614-645-7620 Refuse Collection Division
614-645-7790 Traffic Engineering and Parking Division

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1800 East 17th Avenue, Columbus, Ohio 43219-1007
109 North Front Street, 3rd Floor/Columbus, Ohio 43215-9023
City Hall/90 West Broad Street, Rm. B-16/Columbus, Ohio 43215-9001
423 Short Street/Columbus, Ohio 43215-5614
2100 Alum Creek Drive, Columbus, Ohio 43207-1714
109 North Front Street, 2nd Floor/Columbus, Ohio 43215-9024

FAX: 645-7805
FAX: 645-3298
FAX: 645-6938
FAX: 645-7180
FAX: 645-7347
FAX: 645-3053
FAX: 645-7921



City Of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

REQUEST FOR CONVEYANCE OF CITY OWNED RIGHT-OF-WAY By Department of Public Service

Name of Petitioner: **Karen C. Snyder, Ph. D.**

File No. **00-40**

REQUEST IS TO:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Sell excess right-of-way | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input type="checkbox"/> Vacate excess right-of-way | <input type="checkbox"/> Grant a lease |
| <input type="checkbox"/> Grant an easement | <input type="checkbox"/> Release an easement |

BRIEF DESCRIPTION OF AREA UNDER CONSIDERATION:

a portion of the alley (20 feet wide) east of North High Street, south of the alley south of Indian Springs Drive

PROPOSED USE OF AREA:

to eliminate a long standing garage encroachment

DEPARTMENTAL ACTION BY DEPARTMENT INITIATING REQUEST:

(Please CHECK the Correct Answer)

- All Departments and Divisions contacted for comments/approval of request: YES NO
- All Utilities contacted for comments/approval of request: YES NO
- Area Commission contacted for comments/approval of request: YES NO
- All abutting property owners notified of request: YES NO
- Petitioner notified of need for survey and metes & bounds description: YES NO
- Department Recommendation: SELL VACATE TRANSFER AT NO CHARGE
 GRANT EASEMENT GRANT LEASE RELEASE AN EASEMENT

Signature: *[Signature]*

Date: 11/8/00

REAL ESTATE DIVISION ACTION:

- Estimated Value from County Tax Records: **\$ 1650.00** 1320sf@\$1.25
- Estimated Value from Professional Appraisal: **\$ N/A**
- RED Value Recommendation to Trade & Development: **\$ 1,650.00**
- Negotiated Value Recommendation to Trade & Development: **\$ N/A**
- Easements to be retained: YES NO
- Petitioner contacted for comments: YES NO
- Petitioner agreed to purchase price: YES NO

RCS/JCL

cc: File No. 00-40

K:\Right-of-way & Utilities\Right-of-way sales ect\00_VACATE00-40r.doc

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 FAX: 645-7296
 FAX: 645-7921
 TTY: 645-7011
 TTY: 645-8833
 TTY: 645-6507

DEPARTMENT OF TRADE AND DEVELOPMENT ACTION:

(Please CHECK the correct answer)

Mitigating Circumstances Identified: YES NO

Recommended Action: DISAPPROVED TRANSFER AT NO CHARGE SELL
 VACATE GRANT EASEMENT RELEASE AN EASEMENT

Signature: Mark Barbash Date: 12/13/00
by Dorra Hunter

**IDENTIFICATION OF MITIGATING CIRCUMSTANCES
AND BRIEF EXPLANATION OF EACH**

_____ The value of improvements undertaken by purchaser(s) upon property of the City which further the interest and welfare of the public.

_____ The value of land donations or other services being made to the City by the petitioner(s)

_____ The willingness of the purchaser(s) to absorb the cost of utility relocation from the property being purchased if not discounted in the fair market value of the property.

_____ The substantial increase in tax revenue, including but not limited to real property and income taxes, generated by the development of the property to be purchased.

_____ The identification of improvements that further the general welfare of the City through significant improvements to the physical environment.

Name of Petitioners: Karen C. Snyder

File No. 00-40



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

November 30, 2000

Ms. Karen C. Snyder, Ph.D.
64 Overbrook Drive
Columbus, Ohio 43214

Dear Ms. Snyder:

We have completed our review of your request to obtain a portion of the 20-foot wide alley adjacent to your Overbrook Drive property. During this review it was determined that there are no technical objections to the sale of this right-of-way. However, due to the presence of existing utilities a general utility easement would need to be retained by the City of Columbus. If you choose to proceed with the acquisition of this right-of-way, and all subsequent City approvals are provided, the legislation prepared to authorize this sale will contain stipulations for the release of these easements. It would then be your responsibility to resolve related issues should you so choose.

Attached you will find copies of correspondence from those agencies requesting that easement rights be retained. From this information it appears that their referenced facilities may be outside the area of your garage. Until this can be confirmed, and each entity waives their rights under your garage, easement rights for the entire right-of-way will need to be retained. However, upon the completion of this right-of-way transaction, and the satisfactory resolution of their concerns, we will be prepared to release all or a portion of these easement rights accordingly.

Pursuant to City of Columbus Resolution Number 113X-86, which provides for the sale of City owned property and based upon information provided by the Franklin County Auditor, the City has estimated a total value of \$1,650.00 (1320 square feet @ \$1.25/square foot) for said excess right-of-way with easement rights retained at this time.

If you desire to proceed with the purchase of the above referenced right-of-way, please sign and date this letter in the space provided below and return it within thirty days, to Mr. Edward E. Carlson, P.E., Acting City Engineer, Engineering and Construction Division, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English.

Should you object to the stated transfer price of \$1,650.00 you will need to contact Ms. Donna Hunter in the Department of Trade and Development to discuss the possibility of mitigating this amount. Ms. Hunter's address is: Department of Trade and Development, Donna Hunter, Administrator, Land Management Office, 109 North Front Street, Columbus, Ohio 43215. Please forward a copy of any correspondence sent to Ms. Hunter to me for the file.

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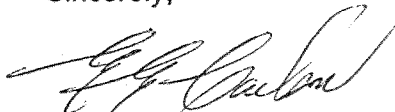
Ms. Karen C. Snyder, Ph.D.
November 30, 2000
Page Two

For your convenience, we have also attached the list of valid mitigating circumstances that the City considers when reducing a right-of-way transfer price. Please be aware that unless mitigating circumstances that directly benefit the Engineering and Construction Division can be identified, Engineering and Construction Division policy requires that a recommendation to transfer at full price be forwarded from the Division to the Department of Trade and Development.

After an agreement on the transfer price is reached, the Department of Trade and Development will place this request on the Land Review Commission agenda for their consideration. Following a favorable finding by the Land Review Commission, legislation authorizing this sale will be presented to City Council for action. Transfer will follow shortly thereafter.

If you have any questions, please contact Rick Garrabrant at 645-6391 or Mary Lu English at 645-5471.

Sincerely,



Edward E. Carlson, P.E.
Acting City Engineer

AUTHORIZATION TO PROCEED

Karen C. Snyder, Ph.D.

 
Signature Date

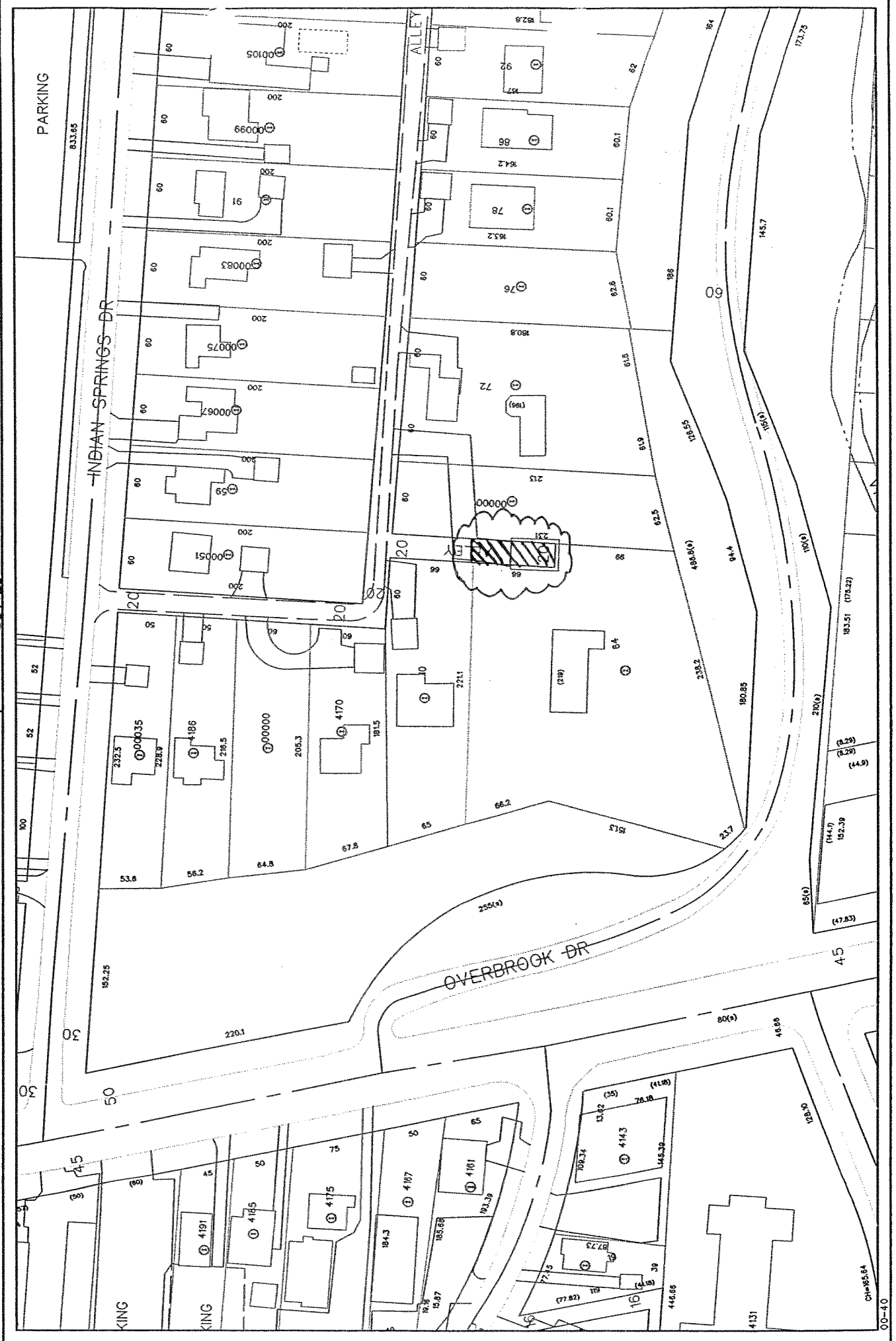
EEC/CRG/kc

Attachment

cc: Linda K. Page, Director
Ted Beidler, P.E., Planning & Program Engineer
Clyde R. Garrabrant, P.S., R/W & Utilities Supervisor
File 00-40

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NO SCALE



MEMORANDUM

TO: John C. Klein, Chief Real Estate Attorney
Real Estate Division

Attn.: Edmond W. Reese
Real Estate Negotiator

FROM: Jeffrey C. LeVally, P.S.
Surveyor

SUBJ.: Sale of Right-of-Way
File # 00-40

DATE: September 5, 2000

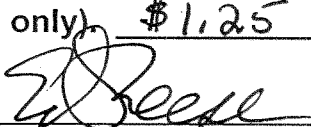
The Department of Public Service, Division of Engineering and Construction, has been asked to sell **a portion of the alley (20 feet wide) east of North High Street, south of the alley south of Indian Springs Drive** (see attached map). At this time please determine the per square foot value of this right-of-way both with the retention of a general utility easement and without the retention of such an easement then provide this information to me along with copies of the documents used to determine these values.

Thank you for your help in this matter.

Number of square feet to be sold: 1320+/-

Per square foot value without reserved general utility easement rights.
\$ 2.50

Per square foot value with reserved general utility easement rights (for City Utilities only) \$ 1.25


Edmond W. Reese

9/6/00
Date