



City Of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

MEMORANDUM

TO: Mark Barbash, Director
Department of Development

Attn.: Donna Hunter, Administrator
Office of Land Management

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

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 01-07

DATE: July 5, 2001

Attached please find a request to sell that portion of the unimproved alley west of Kirby Avenue from Wharton Avenue to centerline of the vacated alley north of Wharton Avenue to provide for driveway access and additional parking for the abutting property owners. A value of \$996.82 has been determined for this excess right-of-way as indicated on the attached form. The proposed purchasers, Raymond G. and Betty S. Ramagasse have been notified of this price and have returned a signed authorization to proceed.

It is now necessary for the Department of Trade and Development to review the attached information and identify any possible mitigation. 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 please call me at 5471.

Enclosure

cc: Pamela A. Clawson, P.E., City Engineer
Randall J. Bowman, P.E., Assistant City Engineer
Clyde R. Garrabrant, P. S., R/W Services Supervisor
L:\marylu\letters\0107 transmittal.doc

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

City Hall / 90 W. Broad Street, 3rd Floor / Columbus, Ohio 43215-9609
1800 E. 17th Avenue, Columbus, Ohio 43219-1007
109 North Front Street, 3rd Floor / Columbus, Ohio 43215-9023
City Hall / 90 W. 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: 645-7605
FAX: 645-3258
FAX: 645-6938
FAX: 645-7160
FAX: 645-7347
FAX: 645-7296
FAX: 645-7921
TTY: 645-7011
TTY: 645-8833
TTY: 645-6507



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: **Sue and Raymond Ramagasse**

File No. **01-07**

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:

The unimproved alley west of Kirby Avenue from Wharton Avenue to Miner Avenue.

PROPOSED USE OF AREA:

additional parking and driveway

DEPARTMENTAL ACTION BY DEPARTMENT INITIATING REQUEST:

(Please CHECK the Correct Answer)

- | | | |
|---|--|-----------------------------|
| All Departments and Divisions contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| All Utilities contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Area Commission contacted for comments/approval of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| All abutting property owners notified of request: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Petitioner notified of need for survey and metes & bounds description: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Department Recommendation: | <input checked="" type="checkbox"/> SELL | |

Signature: 

Date: 5-29-01

REAL ESTATE DIVISION ACTION:

- | | |
|--|---|
| Estimated Value from County Tax Records: | \$1,870.82 (8134sf@\$0.23) |
| Estimated Value from Professional Appraisal | \$ _____ |
| RED Value Recommendation to Trade & Development | \$ _____ |
| Negotiated Value Recommendation to Trade & Development | \$ <u>996.82</u> |
| Easements to be retained: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Petitioner contacted for comments: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Petitioner agreed to purchase price: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

PAC/JCL

cc: File No. 01-07

K:\Right-of-way & Utilities\Right-of-way sales ect\01_VACATE\01-07\request....doc

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

City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009
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

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: 7/12/01
by Alma 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)

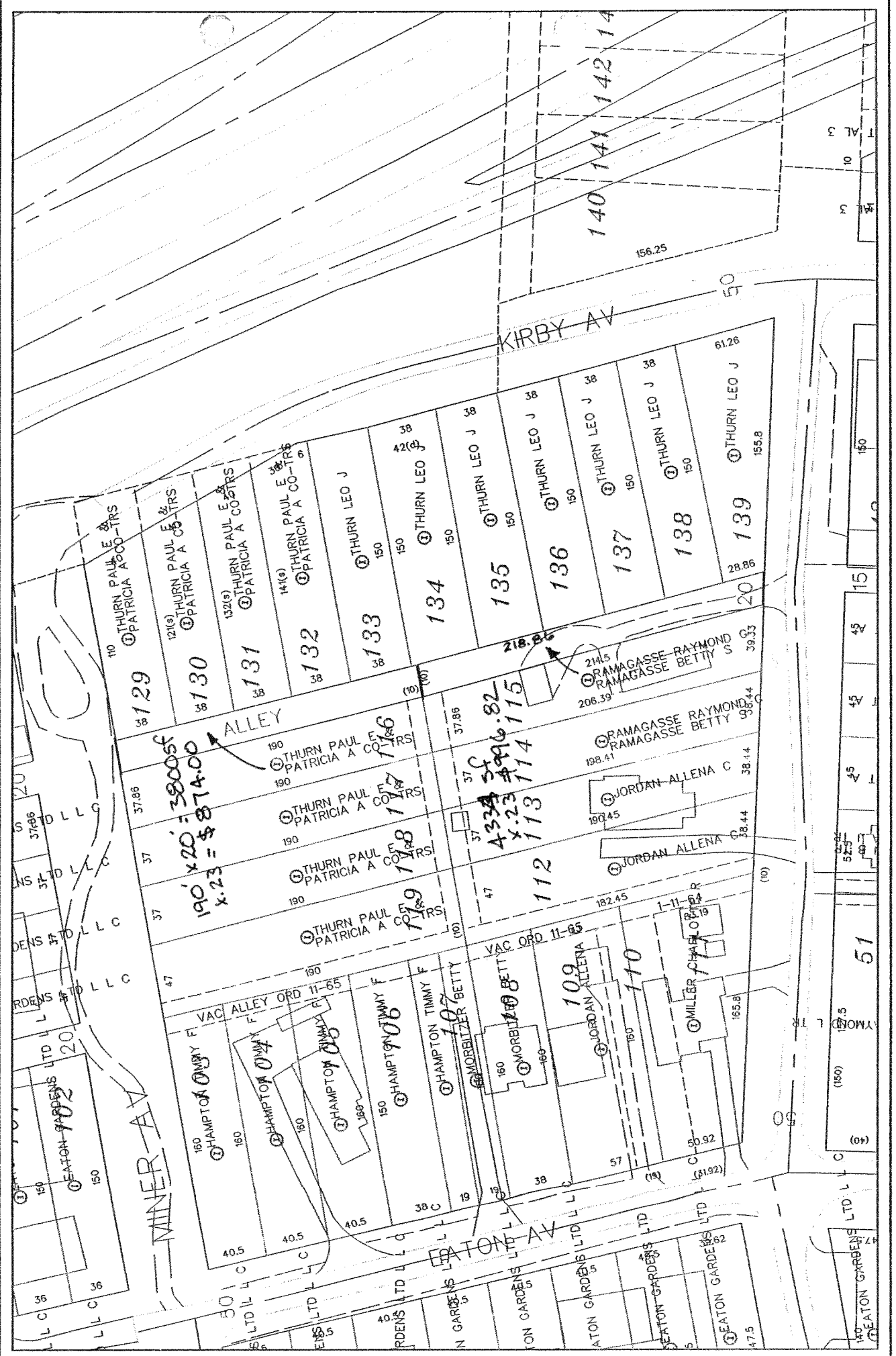
_____ The willingness of the purchaser(s) to absorb the cost of utility relocation from the property being purchased if not discounted in the fair market value of the property.

_____ 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: Betty S. and Raymond G. Ramagasse File No. 01-07

77



190, x.20 = \$3800.00
 x.23 = \$874.00

112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200

MINER AV

EATON AV

KIRBY AV

EATON GARDENS LTD

HAMPTON JIMMY F

JORDAN ALLENA C

MILLER CHARLES R

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C

JORDAN ALLENA C



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Linda K. Page, Director

June 22, 2001

Raymond G. and Betty S. Ramagasse
566 Wharton Avenue
Columbus, Ohio 43223

Dear Mr. and Mrs. Ramagasse:

The City of Columbus, Engineering and Construction Division has received and reviewed a request to sell the unimproved alley west of Kirby Avenue from Wharton Avenue to Miner Avenue to provide additional parking and driveway area for the adjacent properties. After investigation, it has been determined there are no City objections to the sale of this alley, however due to the presence of existing utilities a general utility easement in, on, over, across, under and through this alley must be retained by the City of Columbus. 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 value of \$996.82 for the excess right-of-way adjacent to your property as shown on the attached map.

If you desire to go forward with the purchase of this right-of-way please sign and date this letter in the space provided below then return, within thirty days, to Ms. Pamela A. Clawson, P.E., City Engineer, Public Service Department, Engineering and Construction Division, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English. If you object to the stated transfer price of \$996.82 you will need to contact Ms. Donna Hunter in the Department of Trade and Development to discuss a possible mitigation of this amount. Ms. Hunter's address is: Department of Trade and Development, Attention 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. For your convenience, I have attached the list of valid mitigating circumstances that the City considers when reducing a right-of-way transfer price. 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.

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

City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009
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

MEMORANDUM

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

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

SUBJ.: Sale of Right-of-Way
File # 01-07

DATE: March 26, 2001

The Department of Public Service, Division of Engineering and Construction, has been asked to sell the **unimproved alley west of Kirby Avenue from Wharton Avenue to Miner Avenue** (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: 8100+/-

Per square foot value without reserved general utility easement rights.

.4347048¢ per square foot rounded to .45¢ per square foot.

Per square foot value with reserved general utility easement rights (for City Utilities only). *.23¢ per square foot.*

Date

L:\marylu\forms\sq ft request.doc

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

City Hall / 90 W. Broad Street, 3rd Floor / Columbus, Ohio 43215-9009
1800 E. 17th Avenue, Columbus, Ohio 43219-1007
109 North Front Street, 3rd Floor / Columbus, Ohio 43215-9023
City Hall / 90 W. 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 TTY: 645-7011
FAX: 645-7180 TTY: 645-8833
FAX: 645-7347
FAX: 645-7296 TTY: 645-6507
FAX: 645-7921