



City of Columbus  
Mayor Michael B. Coleman

# Public Service Department

Linda K. Page, Director

## MEMORANDUM

TO: Mark Barbash, Director  
Department of Development  
  
Attention: Donna Hunter, Administrator  
Land Management Office

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

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 03-36

DATE: December 11, 2003

Attached please find a request to sell the unimproved 20 foot wide alley east of Ross Avenue from Avalon Place to the unimproved 20 foot wide alley north thereof. The sale of this right-of-way to Stephen M. Coffelt, Jr. and Drosula S. Coffelt will allow for expansion of their adjacent yard. A value of \$2,492.00 has been determined for this right-of-way as indicated on the attached form. The petitioners have been notified of this price and have agreed to proceed with the proposed purchase at this price.

It is now necessary for the Department of 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 or need additional information please call me at 5-5471.

Enclosure

cc: Pamela A. Clawson, P.E., Administrator, Transportation Division  
Randy Bowman, P.E., City Engineer and Assistant Administrator  
Clyde R. Garrabrant, P. S., R/W Services  
P:\marylu\letters\03-36 transmittal.doc

614-645-8290 Director's Office  
614-645-7602 Facilities Management Division  
614-645-8281 Fleet Management Division  
614-645-7620 Refuse Collection Division  
614-645-8376 Transportation Division

City Hall/90 West Broad Street, 3rd Floor/Columbus, Ohio 43215-9009  
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, 3rd Floor/Columbus, Ohio 43215-9023

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



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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: Stephen M. & Drosula S. Coffelt

File No.03-36

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 20 feet wide alley east of Ross Avenue from Avalon Place to the unimproved 20 feet wide alley north**

PROPOSED USE OF AREA:

yard expansion

**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/Civic Association contacted for comments:                 | <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:  **SELL**     **VACATE**     **TRANSFER AT NO CHARGE**  
 **GRANT EASEMENT**     **GRANT LEASE**     **RELEASE AN EASEMENT**

Signature:       Date: 4/12/03

**REAL ESTATE DIVISION ACTION:**

Estimated Value from County Tax Records:      \$ 2492.00 (2800+/-sf@\$.89)

- |                                      |   |  |
|--------------------------------------|---|--|
| Easements to be retained:            | <input type="checkbox"/> YES            | <input checked="" 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. 03-36

K:\Right of Way Information\Right-of-Way Sales etc\03\_VACATE\03-36\REQUEST FOR CONVEYANCE.DOC

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**DEPARTMENT OF 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 Barkash Date: 12/12/13  
*for Drosula Coffelt*

**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: Stephen M. & Drosula S. Coffelt  
File No. 03-36



City of Columbus  
Mayor Michael B. Coleman

## Public Service Department

Linda K. Page, Director

November 28, 2003

Stephen M. and Drosula S. Coffelt  
2130 Avalon Place  
Columbus, Ohio 43219

Dear Mr. and Mrs. Coffelt:

The City of Columbus, Transportation Division, has reviewed your request to purchase the excess right-of-way identified as the unimproved 20 foot wide alley east of Ross Avenue from Avalon Place to the unimproved 20 foot wide alley north of Avalon Place. Acquisition of this excess right-of-way will provide you with additional side yard. Columbus City Council Resolution Number 113X-86 provides for the sale of City owned property. After investigation, it was determined the City has no objections to the sale of this right-of-way. Based upon information provided by the Franklin County Auditor the City has estimated a value of \$2,492.00 for this entire alley.

If you wish to proceed with the purchase of this excess 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., Administrator, Transportation Division, Public Service Department, 109 North Front Street, 3rd Floor, Columbus, Ohio 43215, Attention: Mary Lu English. If you object to the stated transfer price of \$2,492.00 you will need to contact Ms. Donna Hunter in the Development Department to discuss a possible reduction of this amount. Ms. Hunter's address is: Development Department, Attention Donna Hunter, Administrator, Office of Land Management, 109 North Front Street, Columbus, Ohio 43215. Please provide a copy of any correspondence you send to Ms. Hunter to me for my file.

For your convenience I have attached a list of valid mitigating circumstances that the City will consider when reducing a right-of-way transfer price. Unless mitigating circumstances that directly benefit the Transportation Division can be identified, Division policy requires that a recommendation to transfer at full price be forwarded from the Division to the Development Department.

After an agreement on the transfer price is reached the Development Department will place this request on the Land Review Commission agenda for their consideration.

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Mr. and Mrs. Coffelt *Sr.*  
November 28, 2003  
Page Two

If you have any questions concerning this matter please contact me at 645-5471.

Sincerely,

*Mary Lu English*

Mary Lu English  
Right of Way Coordinator

**AUTHORIZATION TO PROCEED**

Stephen M. Coffelt *Sr.*

*Stephen M. Coffelt Sr.* 12/06/03  
Signature Date

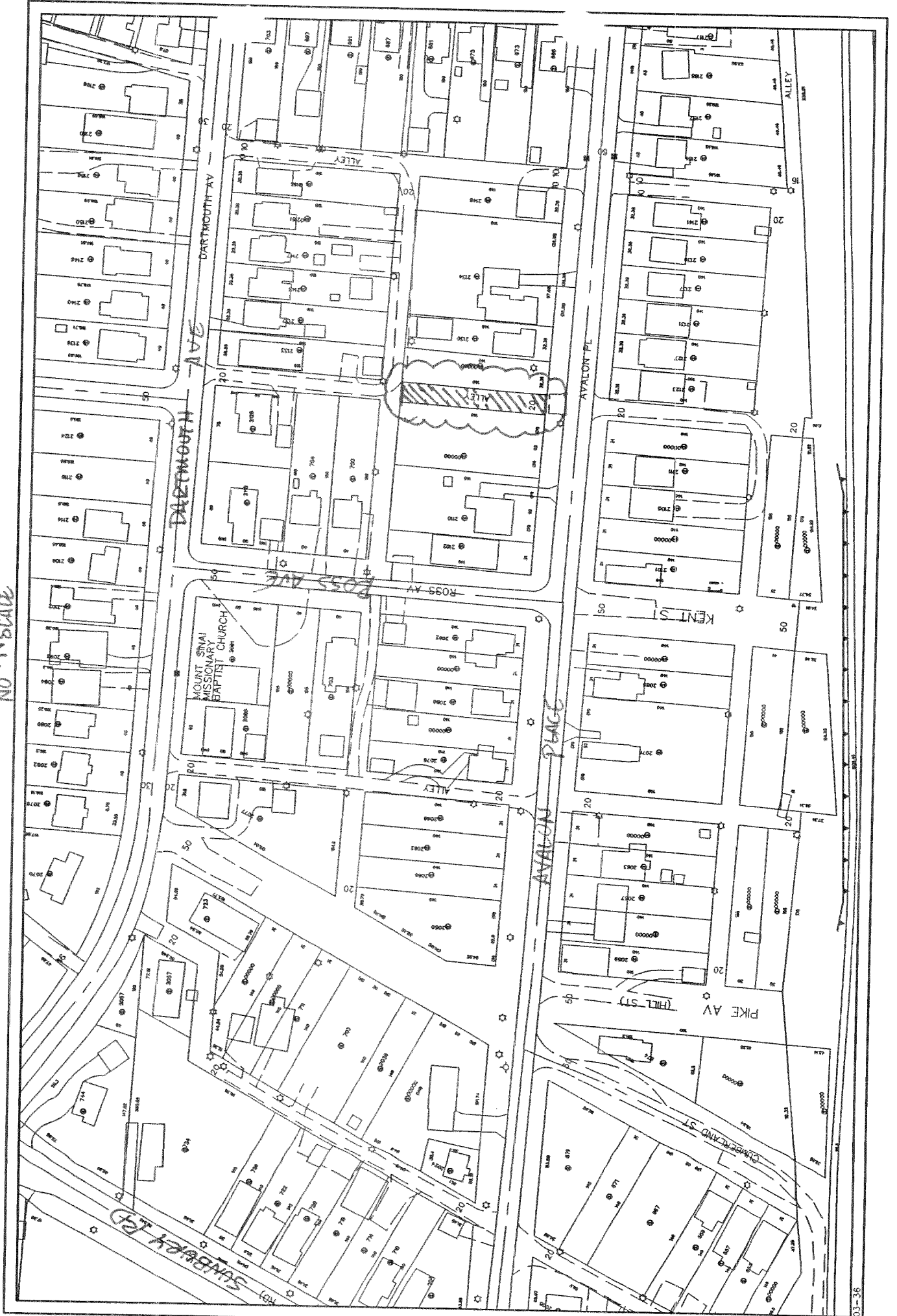
Drosula S. Coffelt

*Drosula S. Coffelt* 12/06/03  
Signature Date

Enclosures

cc: Pamela A. Clawson, P.E., Administrator, Transportation Division  
Randall J. Bowman, P.E., City Engineer  
Clvde R. Garrabrant, P.S., R/W Manager  
File 03-36  
P:\marylu\letters\03-36cl#1 coffelt.doc

NO SCALE



MEMORANDUM

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

Attn.: Edmond W. Reese  
Real Estate Negotiator

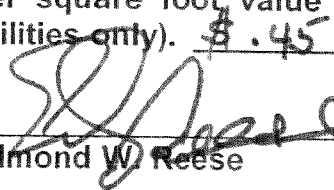
FROM: Jeffrey C. LeVally, P.S.  
Surveyor

SUBJ.: Sale of Right-of-Way  
File # 03-36

DATE: October 6, 2003

The Department of Public Service, Transportation Division, has been asked to sell the **unimproved 20 feet wide alley east of Ross Avenue from Avalon Place to the unimproved 20 feet wide alley north** (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: <u>2800±</u>	
Per square foot value without reserved general utility easement rights. <u>\$ .89</u>	
Per square foot value with reserved general utility easement rights (for City Utilities only). <u>\$ .45</u>	
 Edmond W. Reese	<u>10-6-03</u> Date