



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

REQUEST FOR CONVEYANCE OF CITY OWNED LAND By Division of Transportation

Name of Petitioner: **John E. Lester**

File No.05-03

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 portion of the 20 feet wide alley east of Woodland Avenue from Richmond Avenue to its northern terminus

PROPOSED USE OF AREA:

residential property combination

ACTION BY DIVISION 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 |

- Division Recommendation: SELL VACATE TRANSFER AT NO CHARGE
 GRANT EASEMENT GRANT LEASE RELEASE AN EASEMENT

Signature: Patricia A Austin / ABB Date: 4/21/05
Transportation Division Administrator

Estimated Value from County Tax Records: \$ 2,240.00 (2274sf@ \$0.985)
(per City Attorneys Office Real Estate Division)

- | | | |
|--------------------------------------|---|-----------------------------|
| 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 |

PAA/JCL
cc: File No. 05-03

614-645-8281 614-645-7602 614-645-8281 614-645-7620 614-645-8376	Right of Way Information Facilities Management Division Fleet Management Division Refuse Collection Division Transportation Division	05-VACATE-03-REQUEST FOR CONVEYANCE (05-03) 0009 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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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 Barbash Date: 6/29/05
per Donna 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.

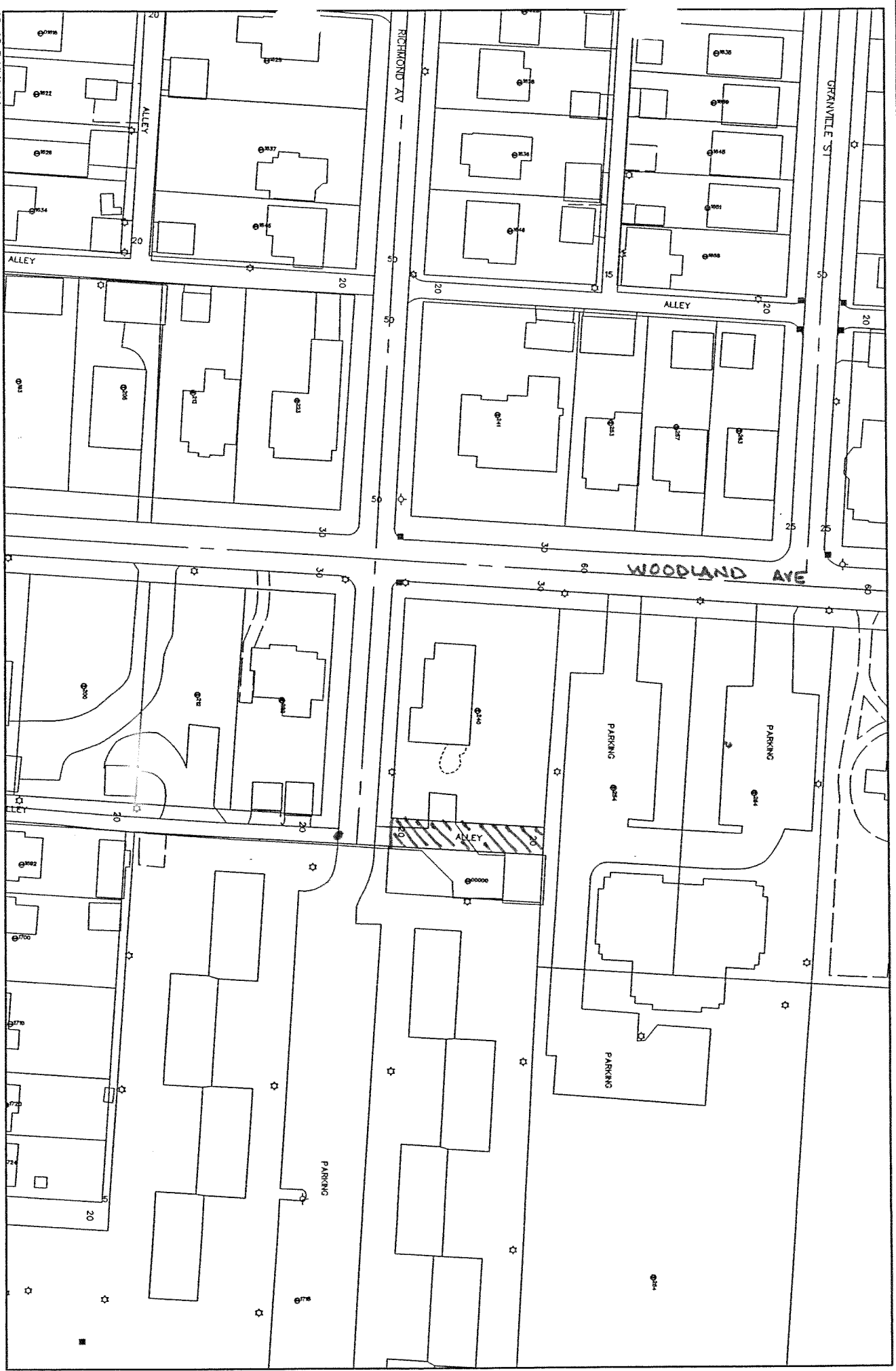
_____ The value of land donations or other services being made to the City by the petitioner(s)

_____ 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: John E. Lester
File No. 05-03



NO SCALE



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

June 8, 2005

John E. Lester
240 Woodland Avenue
Columbus, Ohio 43203

Dear Mr. Lester:

The City of Columbus, Transportation Division, has reviewed the request you submitted regarding the acquisition of the unimproved portion of the 20 foot wide alley east of Woodland Avenue from Richmond Avenue to its northern terminus. It is our understanding acquisition of this right-of-way will allow you to combine your two residential parcels into one larger parcel and will continue to provide you driveway access to your existing garage. After investigation by the Transportation Division staff it was determined the City does not have any objections to the sale of this right-of-way. Pursuant to Columbus City Council 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 a value of \$2,240.00 (\$0.985 per square foot) has been determined for this right-of-way. Please note, this value reflects the City's need to retain a general utility easement for the benefit of existing utilities currently located within this right-of-way.

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 then return, within thirty days, to Ms. Patricia A. Austin, 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 \$2,240.00 for this right-of-way you will need to contact Ms. Donna Hunter 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, our Division policy requires that a recommendation to transfer at full price be forwarded from this Division to the Development Department.

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

Mr. Lester
June 8, 2005
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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.

If you have any questions concerning this matter please contact me at (614) 645-5471.

Sincerely,



Mary Lu English
Right of Way Coordinator

AUTHORIZATION TO PROCEED

John E. Lester



Signature

Date

Enclosures

cc: Patricia A. Austin, P.E., Administrator, Transportation Division
Randall J. Bowman, P.E., City Engineer and Assistant Administrator
Clyde R. Garrabrant, P.S., R/W Services Manager
File 04-03
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