



City of Columbus  
Mayor Michael B. Coleman

## Public Service Department

Henry Guzmán, Director

### MEMORANDUM

TO: Mark Barbash, Director  
Development Department

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 # 04-24

DATE: October 25, 2004

Attached please find a request to sell a twenty foot wide portion of the north side of Frankfort Street approximately 28 feet east of the alley east of Ebner Street to allow for construction of a new 2 car garage at the rear of 371 Forest Street. A value of \$9,737.00 has been determined for this excess right of way as indicated on the attached form. The proposed purchaser, Aria Alaudini, has been notified of this price and has returned a signed letter authorizing the City to proceed with those steps necessary to transfer this excess right-of-way.

It is now necessary for the Development Department 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 5471.

Enclosure

cc: Randy Bowman, P.E., City Engineer  
Clyde R. Garrabrant, P. S., R/W Services Manager  
P:\marylu\letters\04-24 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



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: Aria Alaudini

File No.04-24

**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 20 feet wide portion of the north side of Frankfort Street 28feet +/- east of the alley east of Ebner Street**

**PROPOSED USE OF AREA:**

**New construction of a 2 car garage at the rear of 371 Forest Street**

**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:   
Transportation Division Administrator

Date: 9-21-04

Estimated Value from County Tax Records:  
(per City Attorneys Office Real Estate Division)

\$ 9737.00(556.4sf@\$17.50)

- |                                      |   |  |
|--------------------------------------|---|--|
| 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. 04-24

K:\Right of Way Information\Right-of-Way Sales etc\04 VACATE\04-24\REQUEST FOR CONVEYANCE.DOC

614-645-8290  
614-645-7602  
614-645-8281  
614-645-7620  
614-645-8376

Director's Office  
Facilities Management Division  
Fleet Management Division  
Refuse Collection Division  
Transportation Division

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FAX: 645-6938

**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: 10/29/04  
*by Alana 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: Aria Alaudini  
File No. 04-24



City of Columbus  
Mayor Michael B. Coleman

## Public Service Department

Henry Guzmán, Director

October 6, 2004

Aria Alaudini  
7567 Satterfield Road  
Columbus, Ohio 43235

Dear Mr. Alaudini:

The City of Columbus, Transportation Division, has reviewed the request you submitted regarding the acquisition of a twenty foot wide portion of the north side of Frankfort Street approximately 28 feet east of the alley east of Ebner Street. It is our understanding acquisition of this right-of-way will allow you to construct a new 2 car garage at the rear of 371 Forest Street. 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 \$9,737.00 for 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. 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 \$9,737.00 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  
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Mr. Alaudini  
October 6, 2004  
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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**

Aria Alaudini



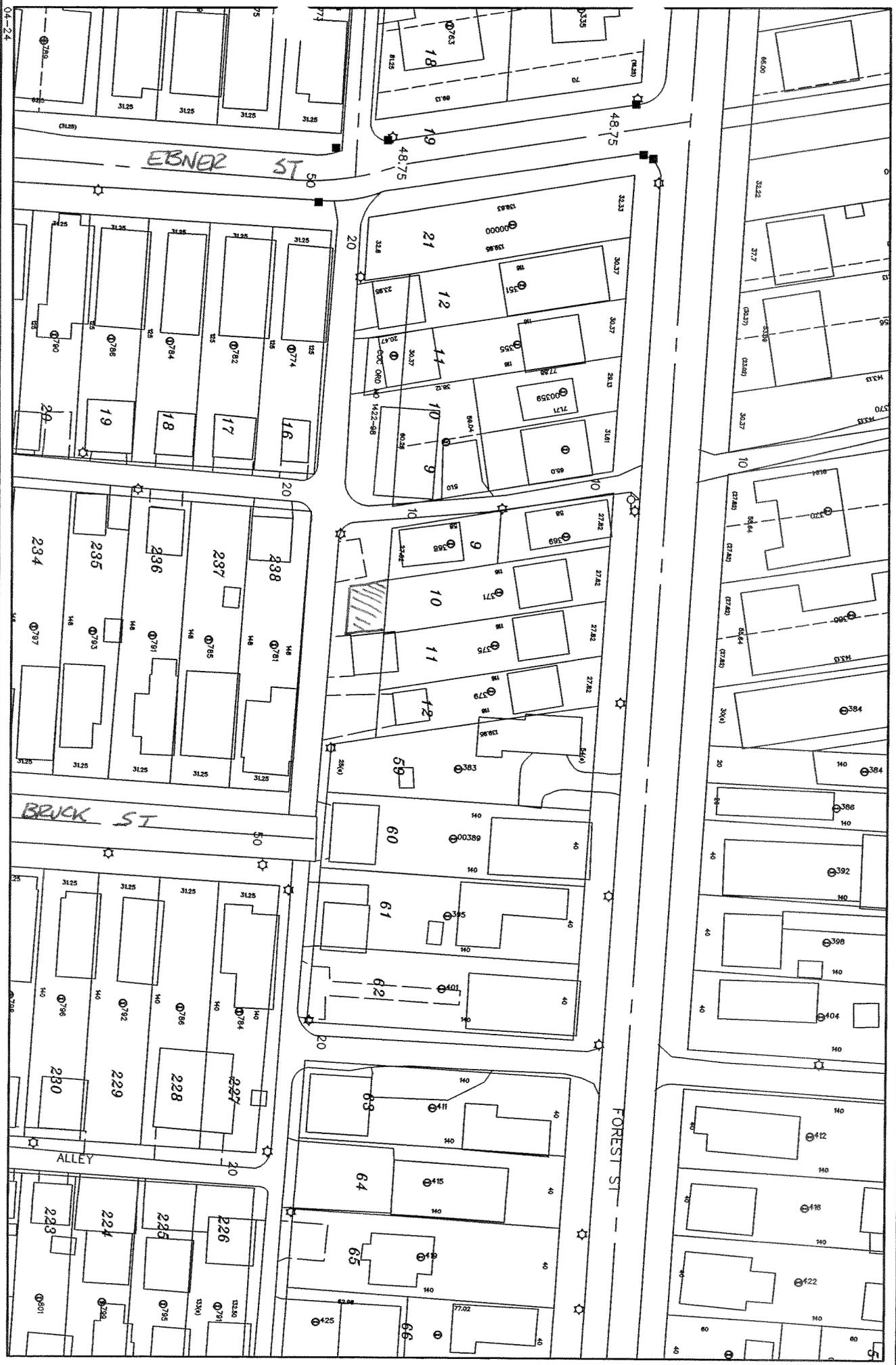
16 Oct 04

Signature

Date

Enclosures

cc: Pamela A. Clawson, P.E., Administrator, Transportation Division  
Randall J. Bowman, P.E., City Engineer  
Clyde R. Garrabrant, P.S., RW Services Manager  
File 04-24  
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NO SCALE

04-24