



MEMORANDUM

TO: Mark Barbash, Director
Development Department

Attention: Donna Hunter, Administrator
Land Management Office

FROM: Mary Lu English
Right-of-Way Coordinator

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 03-51

DATE: February 4, 2004

Attached please find a request to sell the second unimproved alley west of Northwest Boulevard from Ida Avenue to the alley north thereof. Asim Sheikh and Nelda Gentile, the abutting property owners, contacted the City and requested the City sell this unimproved right-of-way to them for \$6.50 per square foot for a total of \$12,870.00. Sale of this excess right-of-way will allow for side yard expansion of the abutting lots. After investigation, it was determined the \$12,870.00 is equal to the Franklin County Auditors per square foot assessed value of the adjacent lots.

It is now necessary for the Development Department to review the attached information and determine the validity of the request for mitigation. When your review is complete and the outstanding issues have been resolved, please complete 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.

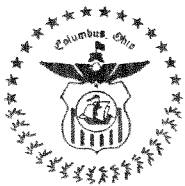
Enclosure

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\0351 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

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

Name of Petitioner: Asim Sheikh and Nelda Gentile File No.03-51

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 second alley (unimproved) from Ida Avenue to the alley north

PROPOSED USE OF AREA:

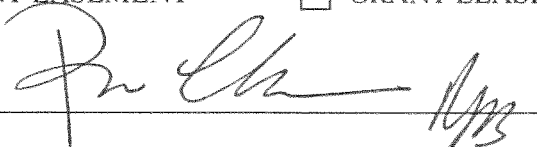
yard expansion

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: 1/23/04

REAL ESTATE DIVISION ACTION:

Estimated Value from County Tax Records: \$12,870.00(1980sf@\$6.50)

- | | | |
|--------------------------------------|---|--|
| Easements to be retained: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Petitioner contacted for comments: | <input 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. 03-51

K:\Right of Way Information\Right-of-Way Sales etc\03_VACATE\03-51\REQUEST FOR CONVEYANCE.DOC

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614-645-8376	Transportation Division	109 North Front Street, 3rd Floor/Columbus, Ohio 43215-9023	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 Darkash Date: 1/21/04
per Norma 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.

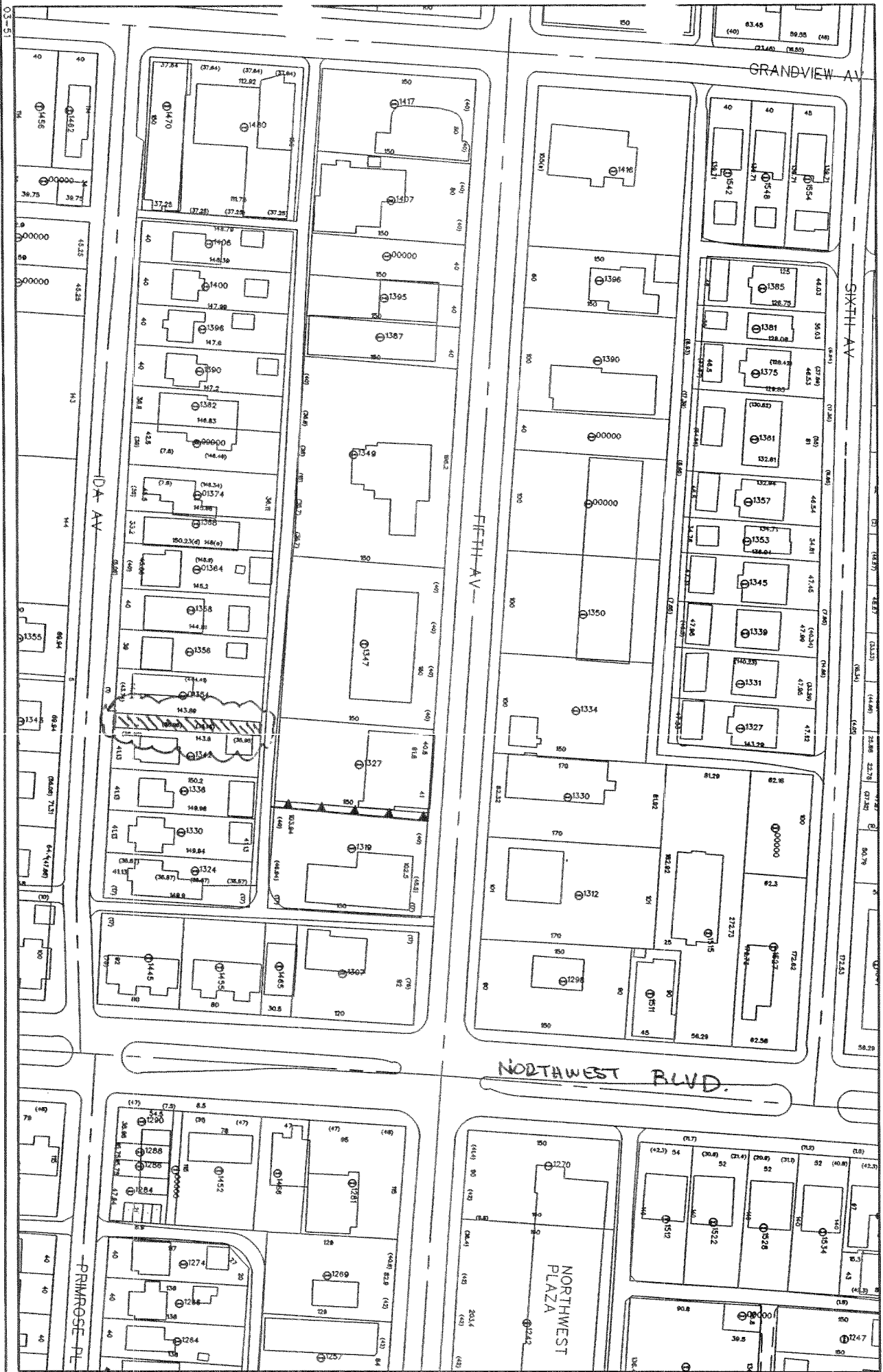
_____ The value of land donations or other services being made to the City by the petitioner(s)

_____ 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: Asim Sheikh and Nelda Gentile
File No. 03-51



Asim Sheikh
1354 Ida Ave.
Columbus, OH 43212
(614) 876-5592

Nelda Gentile
1342 Ida Ave.
Columbus, OH 43212
(614) 488-2875

Jeff LeVally
City of Columbus Transportation Department
109 N. Front St.
3rd Floor
Columbus, OH 43215

November 21, 2003

Dear Mr. LeVally,

We are writing this letter to ask the City of Columbus to sell to us the alley which runs between our two properties. The property was never developed into an alley and the city has never maintained the property. All of the previous owners of our respective properties and we have always maintained the property, which includes at least two very large mature trees. It seems that everyone involved with this property, including the city assumed it was part of our two lots. We only very recently found out of the existence of the alley when we had a survey done.

We wish to purchase the alley at the fair market value. According to the Franklin County Auditor's website: The market land value of lot 10 (1354 Ida Ave.) is \$42,000. That lot is 44.74' x 143.89' or 6,437 ft.², or \$6.52/ft.². The market land value of the west side of lots 2,4,6 & 8 (1342 Ida Ave.) is \$38,300. That lot is 41.13' x 143.8' or 5,914 ft.², or \$6.48/ft.². The average of our two lots which border the alley is \$6.50/ ft.². That average seems to be a fair value for the alley in question. The alley is 13.76' x 143.89' or 1,980 ft.². Applying the average square footage value (of our bordering lots) to the alley gives us a market land value of \$12,870.

It seems Columbus has no use for this property and no desire to maintain it. We on the other hand would like to continue to take care of and improve the property. Nelda has thought, and the city let her believe, the property has been hers for thirty years. Asim would like to use a part of the property to develop more housing.

In conclusion we want to pay the City of Columbus \$12,870 for a piece of property that is of no use to the city. The city has never taken care of this land, never acted like responsible owners of it, but we have. We have acted like the owners, because we thought we were the owners. And now we want to make it official. In the process we will save the city money that would have to be used to maintain the land. Also we will make improvements and increase the tax revenue Columbus receives from us.

Sincerely,



Asim Sheikh



Nelda Gentile