



**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 # 01-03

DATE: April 9, 2003

Attached please find a request to sell the unimproved fifteen feet wide alley west of Mulberry Street from the alley south of Old Leonard Avenue to vacated Patton Avenue to allow for storage and additional parking for the properties adjacent to this excess right-of-way. A total value of \$1,674.00 has been determined for this right of way as indicated below:

- Willie L. and Vivian A. Gaddis; **\$708.00**
- Robert M. Wilson; **\$452.00**
- Robert L. and Dollie E. Robinson; **\$140.00**
- Jerry D., Robert L., and Janet M. Robinson; **\$140.00**
- Jerry D. Robinson; **\$115.00**
- Melvin Hoston, Sr., **\$119.00**

These proposed purchasers have all been notified of these prices and have returned letters agreeing to these prices and authorizing this office to proceed with the sale of this excess right-of-way.

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\01-03 transmittal.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**

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

**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: 4/10/03  
*by 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: Willie L. Gaddis and others  
File No. 01-03



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: Willie L. Gaddis

File No.01-03

**REQUEST IS TO:**

- |  |  |
|--|--|
| <input type="checkbox"/> Sell excess right-of-way              | <input type="checkbox"/> Transfer excess right-of-way at no charge |
| <input checked="" 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 fifteen feet wide alley west of Mulberry Street from the alley south of Old Leonard Avenue to vacated Patton Avenue**

**PROPOSED USE OF AREA:**

storage and parking

**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: <input checked="" type="checkbox"/> SELL | <input type="checkbox"/> VACATE      | <input type="checkbox"/> TRANSFER AT NO CHARGE |
| <input type="checkbox"/> GRANT EASEMENT                             | <input type="checkbox"/> GRANT LEASE | <input type="checkbox"/> RELEASE AN EASEMENT   |

Signature: *Paul Clavin*  
Transportation Division Administrator

Date: 12/18/02

**REAL ESTATE DIVISION ACTION:**

- |  |   |
|--|---|
| Estimated Value from County Tax Records: | \$ <u>1674.00</u> (5580+/-sf@\$0.30)                                |
| 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. 01-03

K:\Right of Way Information\Right-of-Way Sales etc\01\_VACATE\01-03\REQUEST FOR CONVEYANCE.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  
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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

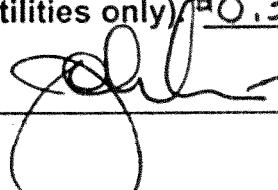
FROM: Jeffrey C. LeVally, P.S.   
Surveyor

SUBJ.: Sale of Right-of-Way  
File # 01-03

DATE: February 23, 2001

The Department of Public Service, Division of Engineering and Construction, has been asked to sell the unimproved fifteen feet wide alley east of Mulberry Street from the alley south of Old Leonard Avenue to vacated Patton 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: <u>5,490+/-</u> <sup>50.607</sup>
Per square foot value without reserved general utility easement rights. <u>\$ 0.60</u>
Per square foot value with reserved general utility easement rights (for City Utilities only) <u>\$ 0.30</u>
 _____ <u>3/22/00</u> Date

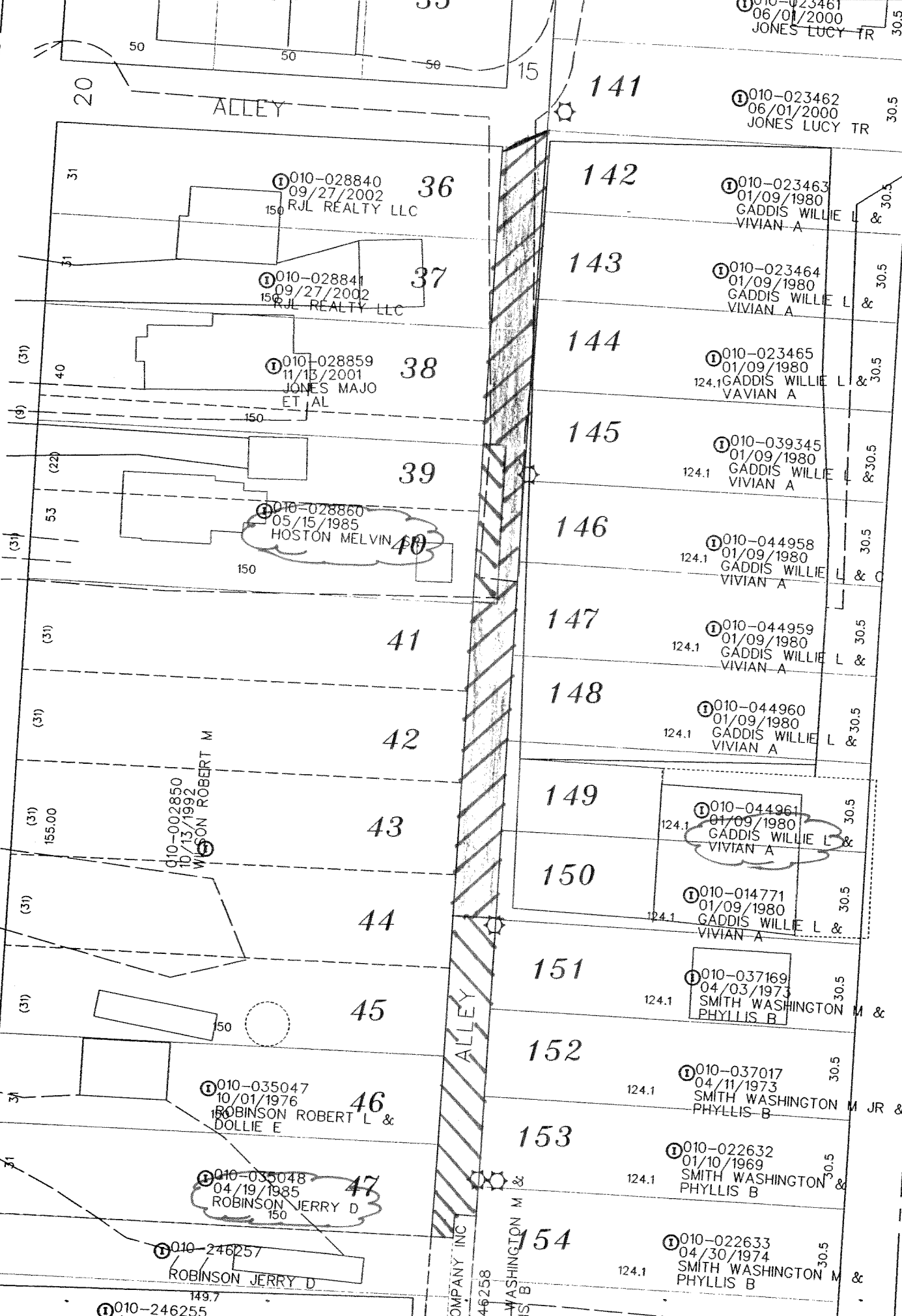
L:\marty\forms\sq ft request.doc

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  
FAX 645-7180  
FAX 645-7347  
FAX 645-7296  
FAX 645-7921  
TTY 645-7011  
TTY 645-8833  
TTY 645-6507

PARKWOOD -AV



010-023461  
06/01/2000  
JONES LUCY TR

010-023462  
06/01/2000  
JONES LUCY TR

010-023463  
01/09/1980  
GADDIS WILLIE L &  
VIVIAN A

010-023464  
01/09/1980  
GADDIS WILLIE L &  
VIVIAN A

010-023465  
01/09/1980  
124.1 GADDIS WILLIE L &  
VAVIAN A

010-039345  
01/09/1980  
124.1 GADDIS WILLIE L &  
VIVIAN A

010-044958  
01/09/1980  
124.1 GADDIS WILLIE L &  
VIVIAN A

010-044959  
01/09/1980  
124.1 GADDIS WILLIE L &  
VIVIAN A

010-044960  
01/09/1980  
124.1 GADDIS WILLIE L &  
VIVIAN A

010-044961  
01/09/1980  
124.1 GADDIS WILLIE L &  
VIVIAN A

010-014771  
01/09/1980  
124.1 GADDIS WILLE L &  
VIVIAN A

010-037169  
04/03/1973  
124.1 SMITH WASHINGTON M &  
PHYLLIS B

010-037017  
04/11/1973  
124.1 SMITH WASHINGTON M JR &  
PHYLLIS B

010-022632  
01/10/1969  
124.1 SMITH WASHINGTON &  
PHYLLIS B

010-022633  
04/30/1974  
124.1 SMITH WASHINGTON M &  
PHYLLIS B

010-028840  
09/27/2002  
150 R.J.L. REALTY LLC

010-028841  
09/27/2002  
150 R.J.L. REALTY LLC

010-028859  
11/13/2001  
JONES MAJO  
ET AL

010-028860  
05/15/1985  
HOSTON MELVIN

010-002850  
10/13/1992  
WILSON ROBERT M

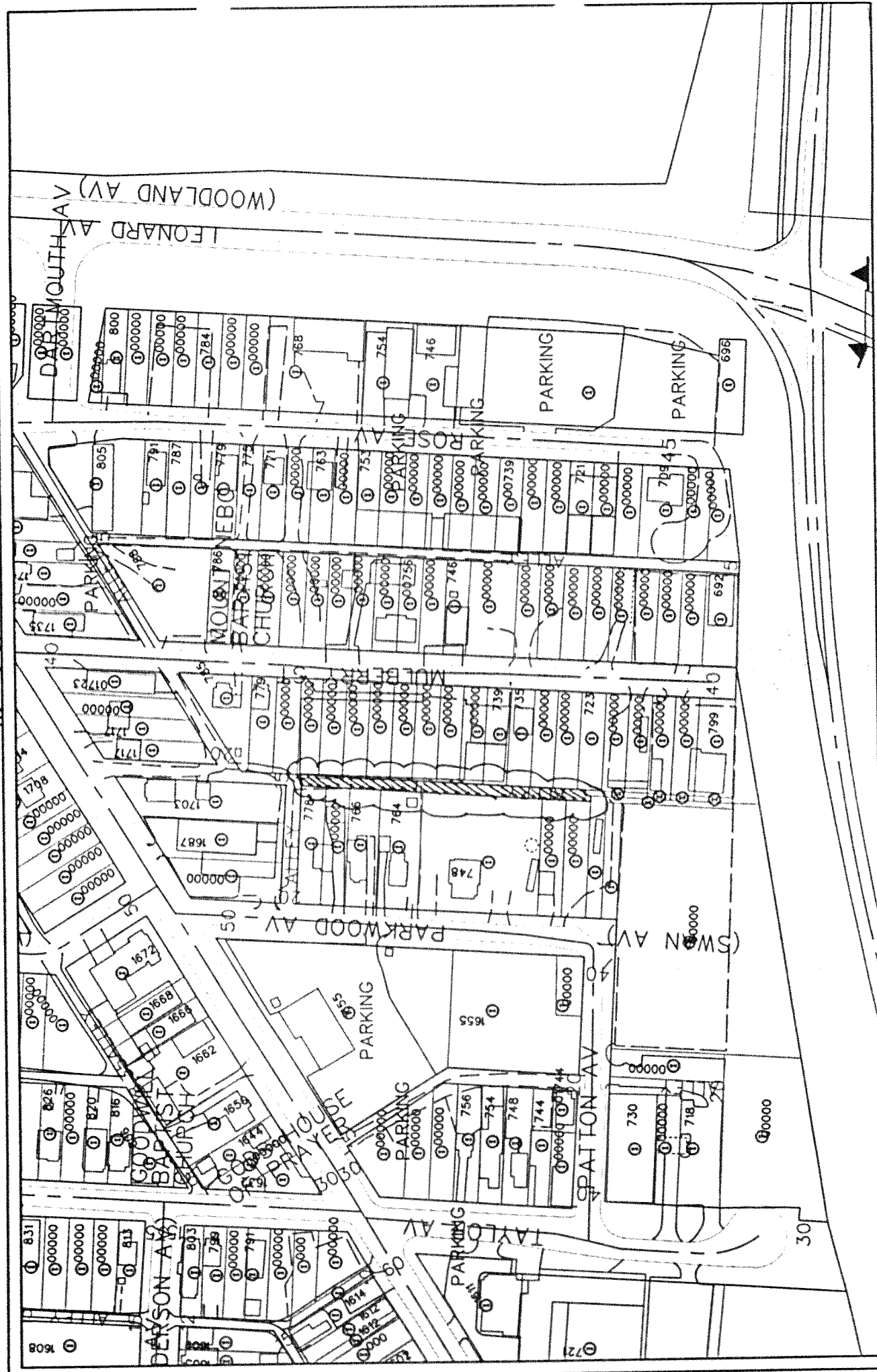
010-035047  
10/01/1976  
ROBINSON ROBERT L &  
DOLLIE E

010-035048  
04/19/1985  
ROBINSON JERRY D

010-246257  
ROBINSON JERRY D

010-246255





NO SCALE