



City of Columbus
Mayor Michael B. Coleman

Public Service Department

Henry Guzmán, Director

MEMORANDUM

TO: Mark Barbash, Director
Development Department

Attention: Donna Hunter, Administrator
Land Management Office

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

SUBJ.: SALE OF EXCESS RIGHT OF WAY - FILE # 04-09

DATE: October 18, 2004

Attached please find a request to sell the unimproved portion of the alley south of Franklin Park South between Kelton Avenue and Morrison Avenue to Bryan Irby. Sale of this excess right-of-way will allow Mr. Irby to expand his adjacent yard and to provide additional security for his home. A value of \$553.77 has been determined for this right-of-way as indicated on the attached form. Mr. Irby has been notified of this price and has requested a mitigation of the sale price (letter attached).

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: Randy Bowman, P.E., City Engineer
Clyde R. Garrabrant, P. S., R/W Manager
P:\marylu\letters\04-09 transmittal.doc

614-645-9290 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 RIGHT-OF-WAY By Department of Public Service

Name of Petitioner: Bryan Irby

File No.04-09

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 alley south of Franklin Park South between Kelton Avenue and Morrison Avenue

PROPOSED USE OF AREA:

security and property 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 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: [Signature] Date: 8/20/09

REAL ESTATE DIVISION ACTION:

- Estimated Value from County Tax Records: \$ 553.77 (879+/-sf@\$0.63)
Estimated Value from Professional Appraisal: \$ _____
RED Value Recommendation to Trade & Development: \$ _____
Negotiated Value Recommendation to Trade & Development: \$ _____
Easements to be retained: YES NO
Petitioner contacted for comments: YES NO
Petitioner agreed to purchase price: YES NO

Request to mitigate to \$200.00 -

PAC/JCL

cc: File No. 04-09

K:\Right of Way Information\Right-of-Way Sales etc\04 VACATE\04-09\REQUEST FOR CONVEYANCE.DOC

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614-645-8370 Transportation Division

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To:
Department of Development
Attn: Donna Hunter, Administrator
Office of Land Management
109 North Front Street
Columbus, Ohio 43215

From:
American Red Cross
Attn: Bryan Irby
995 East Broad Street
Columbus, Ohio 43205-1339
(Ph) 614-253-2740 X2423
(F) 614-253-0844

I, Bryan Irby, owner/resident of 1659 Franklin Park S (Parcel ID#010-054601-00) have submitted a request to purchase the unimproved portion of the alley south of Franklin Park South between Kelton Avenue and Morrison Avenue<view attached>.

The sale has been approved,
City of Columbus, Transportation Division File # 0409, but
I want to request a reduction in the right-of-way transfer price.

Mitigating circumstances:
The value of improvements undertaken by the purchase(s) upon property owned by the City that further the interest and welfare of the general public.

I am acquiring the property to stop the flow of criminal activity.
The general public does not use the alley; it provides excellent cover for illegal activity behind and between the residential homes along Franklin Park S. i.e. I recently came home from work to find the police and a stolen Value City Furniture truck abandoned in the rear of my house. An hour earlier it was involved in a hit-and-run on Broad Street, at the BP station east of Downtown, next they drove to my yard to unload the merchandise onto a pickup.

I will have to construct a fence at my expense:
\$1500, add the cost of providing a new Land survey Plat & Legal description \$300, and any recording fees collected by the city.

For this reason a Transfer Price of \$200 would facilitate the addition of the fence.
Note**the Near East Area Commission (NEAC) Zoning Committee recommended the transfer price of \$1, and an 8 foot fence variance, at the site hearing on Tuesday May 4, 2004, 7:30pm.

Thank You,


BRYAN IRBY

09272004

Subject: Portion on Alley to be Vacated

Location: South of Franklin Park South and East of Kelton Avenue
(Rear of 1659-61 Franklin Park South, Columbus, Oh 43205)
Parcel ID: 010-054601-00

Upon the sale of the alley portion <stated above>, a chain link fence will be erected along the southern most boundary of the property. The fence will be comparable to those of adjoining properties. Metallic-coated chain link is chosen for durability, strength, low maintenance, cost-effective and improved safety.

The amount of fence required is minimum due to the surrounding improvements. The rear of a commercial building restricts access from the west, and the neighboring fence restricts access from the east. Neighbors agree; this will prove most effective at stopping undesired pedestrian traffic between their private residence(s).

Bryan Irby

041405

BRYAN IRBY (RESIDENT)

Date

ERLENBACH

LAND SURVEYING COMPANY

ORDER NO.: 642-05

635 Park Meadow Road, Suite 115
 Westerville, Ohio 43081
 (614) 891-5888, fax: (614) 891-5889
 www.erlenbachlandsurveying.com

BOUNDARY PLAT OF PART OF A FIFTEEN (15) FOOT WIDE ALLEY LOCATED SOUTH OF FRANKLIN PARK SOUTH AND EAST OF KELTON AVENUE IN COLUMBUS, OHIO.

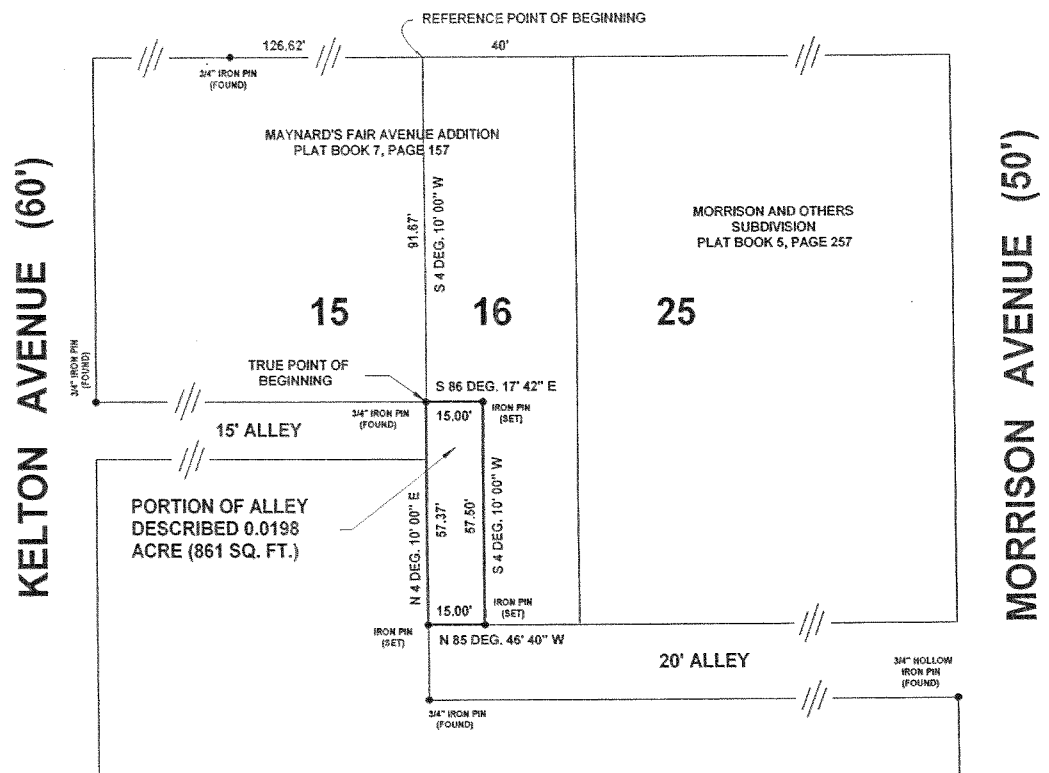
(0.0198 ACRE, 861 SQUARE FEET)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS.

DATE: JUNE 28, 2005

ALL RECORD PLATS DENOTED ON THIS PLAT REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

FRANKLIN PARK SOUTH (60')




THE BASIS OF BEARING IS THE WESTERLY LINE OF LOT NO. 16, THE EASTERLY LINE OF LOT NO. 15 OF MAYNARD'S FAIR AVENUE ADDITION BEING N 4 DEG. 10' 00" E (ASSUMED) AND SHOULD BE USED TO MEASURE ANGLES ONLY.

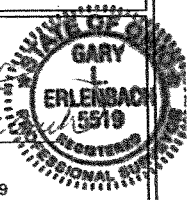


SCALE: 1" = 40'
 0' 20' 40' 60'

ALL IRON PINS DENOTED AS "SET" ARE 5/8" (I.D.) x 30" IRON PIPE PLUGGED WITH A PLASTIC CAP STAMPED "ELSCO S5519" AND HAVE BEEN SET BY ERLBACH LAND SURVEYING COMPANY. ALL IRON PINS DENOTED AS "FOUND" HAVE BEEN SET BY OTHERS.

THE FOREGOING PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM EXISTING DEED, PLAT AND SURVEY INFORMATION ALSO AN ACTUAL FIELD SURVEY OF THE PREMISES IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE BY ERLBACH LAND SURVEYING COMPANY.

By 
 Gary L. Erlenbach
 Ohio Registered Surveyor No. 5519



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 # 04-09

DATE: May 21, 2004

The Department of Public Service, Transportation Division, has been asked to sell the **unimproved portion of the alley south of Franklin Park South between Kelton Avenue and Morrison 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: 879+/-

Per square foot value without reserved general utility easement rights.

\$1.25

Per square foot value with reserved general utility easement rights (for City Utilities only). \$.63


Edmond W. Reese

5-25-04
Date