



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: Connie J. Klema

File No.03-30

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:

a portion of the alley east of Kerr Street from Russell Street to I-670

PROPOSED USE OF AREA:

Access to new condominium

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:
 Transportation Division Administrator

Date: 7/30/03

REAL ESTATE DIVISION ACTION:

Estimated Value from County Tax Records: \$ 1586.70 (387+/-sf@\$4.10)

- | | | |
|--------------------------------------|------------------------------|--|
| 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 type="checkbox"/> YES | <input type="checkbox"/> NO |

PAC/JCL

cc: File No. 03-30

K:\Right of Way Information\Right-of-Way Sales etc\03_VACATE\03-30\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
 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 Debraud Date: 11/15/13
per Dana 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: Connie J. Klema
File No. 03-30

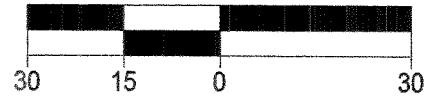
HYDE PROFESSIONAL SERVICES

9354 HAZELTON-ETNA ROAD
ETNA, OHIO 43018-0322

(740)-927-0732

FAX (740)-964-6309

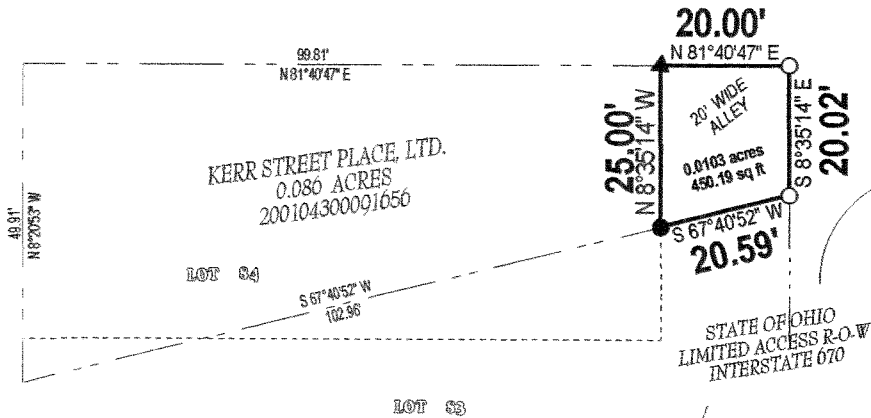
BEING PART OF A 20 FOOT WIDE ALLEY SOUTH OF RUSSELL STREET AND BETWEEN LOTS 84 & 85 OF WM. NEIL'S 2ND ADDITION TO THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, RECORDED IN PLAT BOOK 1, PAGE 281.



SCALE: 1" = 30'
07/08/04

RUSSELL STREET
50' R-O-W

KERR STREET
50' R-O-W



○ IRON PIN SET	● IRON PIN FND.
⊙ 5/8" REBAR SET	⊗ 5/8" REBAR FND.
◇ MAG NAIL SET	◆ MAG NAIL FND.
⊕ CONC. MON.	▲ RXR SPIKE FND.
⊠ STONE	⊕ HWY. STATION



Steven J. Hyde
STEVEN J. HYDE
P.S. 7529

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

IRON PINS SET ARE 1" X 30" O.D. WITH YELLOW PLASTIC CAPS INSCRIBED "HYDE P.S. 7529".

BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY R-O-W OF RUSSELL STREET AS N 81°40'47" E PER INSTRUMENT 20010400091656 AND IS FOR ANGULAR PURPOSES ONLY.

Copyright 2004, Hyde Professional Services.
This is a Cad Drawing. Do not Revise Manually.

B04-32

CONNIE J. KLEMA, ATTORNEY AT LAW
OF COUNSEL TO
REESE, PYLE, DRAKE & MEYER, P.L.L.

P.O. BOX 991
Pataskala, Ohio 43062-0991

TELEPHONE (740) 927-1482
FAX (740) 927-0749

November 21, 2003

Department Of Development
Attn: Donna Hunter, Administrator
Office Of Land Management
109 N. Front St
Columbus, OH 43215

Dear Ms. Hunter:

As we discussed on the phone, I am sending this letter to you to provide additional information as to how the value of improvements I will undertake upon the cutoff alleyway next to my property will not only increase real estate tax revenue to the City in an amount greater than the alley's value, but will also generate income tax revenue to the City. This letter is an addendum to my letter dated October 23, 2003.

My development will have three up-scale residential condominium units and one commercial/business unit. The residential units have been appraised in excess of \$500,000/unit. Real estate taxes alone will produce yearly income for the City in excess of the \$1,600 value of the abandoned stubbed alley (A \$500,000 occupied residential unit is taxed approximately \$7,074/unit/year). In addition, owners who own units valued at one-half million dollars and more will probably pay income taxes from a high tax bracket. Finally, the services and revenues produced by the commercial/business unit will be beneficial to the City not only by producing more real estate and income taxes, but by furthering the general welfare of the City through improvement of the physical environment.

I request transfer of the subject alley at no cost. My improvement to both the alley and to my property will provide benefits to the City that will not be recognized if the alley remains in the ownership of the City. Once the alley is transferred to me, it too will be used by the City as part of my Condominium development. This, with all the benefits delineated above, provides income and benefits to the City that it otherwise will not receive.

Sincerely,



Connie J. Klema

CONNIE J. KLEMA, ATTORNEY AT LAW
OF COUNSEL TO
REESE, PYLE, DRAKE & MEYER, P.L.L.

P.O. BOX 991
Pataskala, Ohio 43062-0991

TELEPHONE (740) 927-1482
FAX (740) 927-0749

October 23, 2003

Department Of Development
Attn: Donna Hunter, Administrator
Office Of Land Management
109 N. Front St
Columbus, OH 43215

COPY

Dear Ms. Hunter:

Enclosed is a copy of a letter and map I sent to Pamela Clawson regarding an alley that is located at Russell St. just East of the Russell and Kerr intersection in Italian Village. As discussed in that letter, the site is next to the I-670 construction area that was recently completed. The alley I request ownership of borders the east 25 foot of my property and abruptly ends at 670. Given it's location and size, it has no value to the City nor does it give access to any property that will require attention. I intend to build a four story condominium/office building on my property. I will be using the alley for access and exiting of my property, which has already been approved by the City. Due to the fact that I am greatly improving the territory that will be the sole user of the alley, I would also enjoy owning, improving and continuing maintenance of it. My maintenance and improvements to the small portion of an alley is of great value to the City. The improvements that I intend to make to the property will be increased by providing adequate access to my residential condominium and office project, which will be estimated at a worth greater than 1.5 million. As the city supports continued improvements by individuals in the inner City, I request transfer of the subject alley to me at no cost. Upon transfer, and upon initiation of construction for my new project I will improve and maintain the alley.

Thank you for your time, please contact me at the above number with your response, or send any information to me at the above address.

Sincerely,



Connie J. Klema

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 # 03-30

DATE: July 14, 2003

The Department of Public Service, Transportation Division, has been asked to sell a portion of the alley ease of Kerr Street from Russell Street to I-670. (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: 387+/-

Per square foot value \$4.10



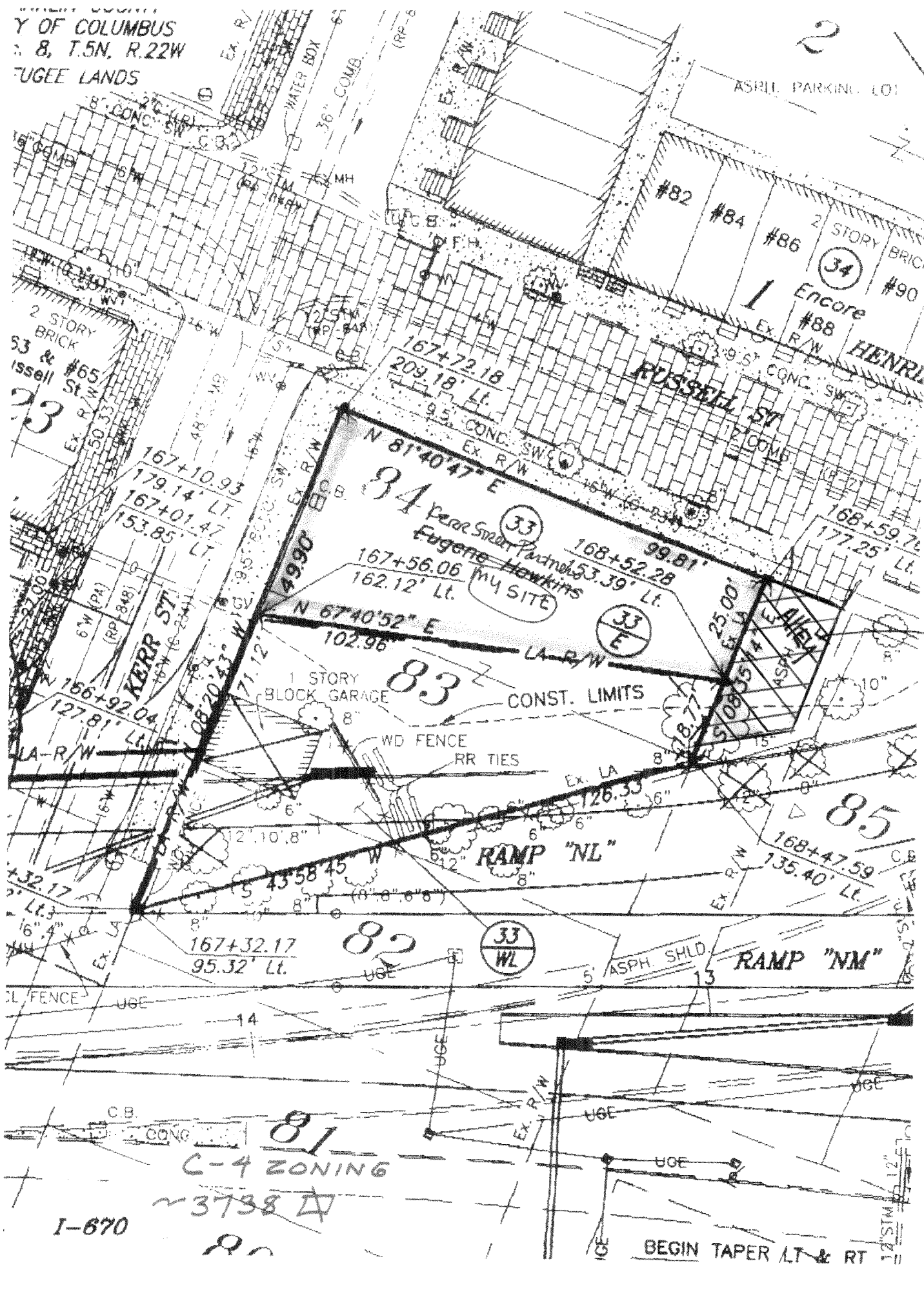
Edmond W. Reese

7-14-03

Date

Y OF COLUMBUS
: 8, T.5N, R.22W
FUGEE LANDS

ASPH. PARKING LOT



2 STORY BRICK
#65
Issell St. W
#33

2 STORY BRICK
#82 #84 #86 #88 #90
Encore
HENRI

167+10.93
179.14' LT.
167+01.47
153.85' LT.

167+72.18
209.18' LT.
9.5' CONC. SW
EX. R/W
N 81°40'47" E
34 Year Street Parcel Eugene Hawkins MY SITE
168+52.28
99.81'
167+56.06
162.12' LT.
N 67°40'52" E
102.96'
LA-R/W

156+92.04
127.81' LT.
KERR ST
167+20.43
71.12'
126.33'
126.33'
126.33'
126.33'

1 STORY BLOCK GARAGE
83
CONST. LIMITS
WD FENCE
RR TIES

167+32.17
95.32' LT.
82
33
WL

85
168+47.59
135.40' LT.
RAMP "NM"
5' ASPH. SHLD.
13

14
C.B.
CONC.
81
C-4 ZONING
~3738
I-670
BEGIN TAPER LT & RT
12" SIM 12"