



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: Columbus Karma Thegsum Choling

File No. 03-27

**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:**

Excess right-of-way at the southeast corner of SR 315 and Rich Street

**PROPOSED USE OF AREA:**

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:  SELL     VACATE     TRANSFER AT NO CHARGE  
 GRANT EASEMENT     GRANT LEASE     RELEASE AN EASEMENT

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Transportation Division Administrator

Date: \_\_\_\_\_

*10/10/03*

**REAL ESTATE DIVISION ACTION:**

- |                                          |                                         |                                        |
|------------------------------------------|-----------------------------------------|----------------------------------------|
| Estimated Value from County Tax Records: |                                         | \$501.00*                              |
| 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            |

\* \$1.00 land value + \$500.00 minimum sale amount

PAC/JCL

cc: File No. 03-27

K:\Right of Way Information\Right-of-Way Sales etc\95-11 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: \_\_\_\_\_ Date: \_\_\_\_\_

**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: Columbus Karma Thegsum Choling  
File No. 03-27



City of Columbus  
Mayor Michael B. Coleman

# Public Service Department

Linda K. Page, Director

September 29, 2003

Michael Brennan  
Columbus KTC  
83 Wilson Avenue #3  
Columbus, Ohio 43205

Dear Mr. Brennan:

The City of Columbus, Transportation Division, has again reviewed the request you submitted regarding the acquisition of excess right-of-way at the southeast corner of State Route 315 and Rich Street. It is our understanding acquisition of this excess right-of-way will allow your congregation to continue to use this area as parking. Columbus City Council Resolution Number 113X-86 provides for the sale of City owned property. After investigation, the City Attorney's Office, Real Estate Division has determined that the subject property is encumbered with a highway easement and that the residual value of the property to the City is \$1.00. The Public Service Department, Transportation Division, has established a fee of \$501.00 for the sale of this right-of-way.

If you wish to proceed with the purchase of this 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 \$501.00 you will need to contact Ms. Donna Hunter in the Department of Development to discuss a possible reduction of this amount. Ms. Hunter's address is: Department of Development, 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, Division policy requires that a recommendation to transfer at full price be forwarded from the Transportation Division to the Department of Development.

After an agreement on the transfer price is reached the Department of Development will place this request on the Land Review Commission agenda for their consideration.

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Michael Brennan  
September 29, 2003  
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If you have any questions concerning this matter please contact me at 645-5471.

Sincerely,



Mary Lu English  
Right of Way Coordinator

**AUTHORIZATION TO PROCEED**  
Columbus Karma Thegsum Choling

By:  10-01-03  
Michael Brennan, Assistant Director Date

Enclosures

cc: Pamela A. Clawson, P.E., Administrator, Transportation Division  
Randall J. Bowman, P.E., City Engineer  
Clyde R. Garrabrant, P.S., R/W Services Manager  
File 03-27  
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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 # 03-27

DATE: August 28, 2003

The Department of Public Service, Transportation Division, has been asked to sell **excess right-of-way at the southeast corner of SR 315 and Rich Street** (see attached map). At this time please determine the per square foot value of this right-of-way, and reasonable administrative costs, 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: 17,325+/- (survey required)

Per square foot value \$ .000057 (~~\$~~ 1.00 for ~~1~~ 7,325) *encumbered by highway easement*

  
Edmond W. Reese

9/1/03  
Date