

SUBJECT:

A permanent easement is being proposed within the right-of-way at 2155 W. Eighth Street to B & B Real Estate Investments and Management Group Ltd., in the Lower Price Hill neighborhood.

BACKGROUND:

During the upgrade of the existing traffic signal at the W. Eighth Street and State Avenue intersection in 2006, the City of Cincinnati discovered that the basement of the building at 2155 W. Eighth Street extended into the City's right-of-way, along both W. Eighth Street and State Avenue. As a result of the signal work, damage occurred to the sidewalk, which also serves as a structural slab for the basement encroachment.

The City administration worked with the property owner of 2155 W. Eighth Street to effect repairs. The property owner granted to the City right of entry to the property at no charge. In exchange for this right of entry and to legally record the basement encroachment into the right-of-way, the City agreed to initiate a permanent easement.

The negotiated sale price of One Dollar is less than the One Thousand Dollar fair market value of the property as determined by professional property appraisal methods. The reason for the reduction in sale price is that the property owner granted the City unlimited access to the underside of the sidewalk area at no charge, enabling the City to improve the sidewalk area. The cost savings to City for unlimited access far exceeds the value of the easement.

RECOMMENDATION:

The staff of the Planning Division, of the Department of Community Development and Planning recommends the City Planning Commission take the following action:

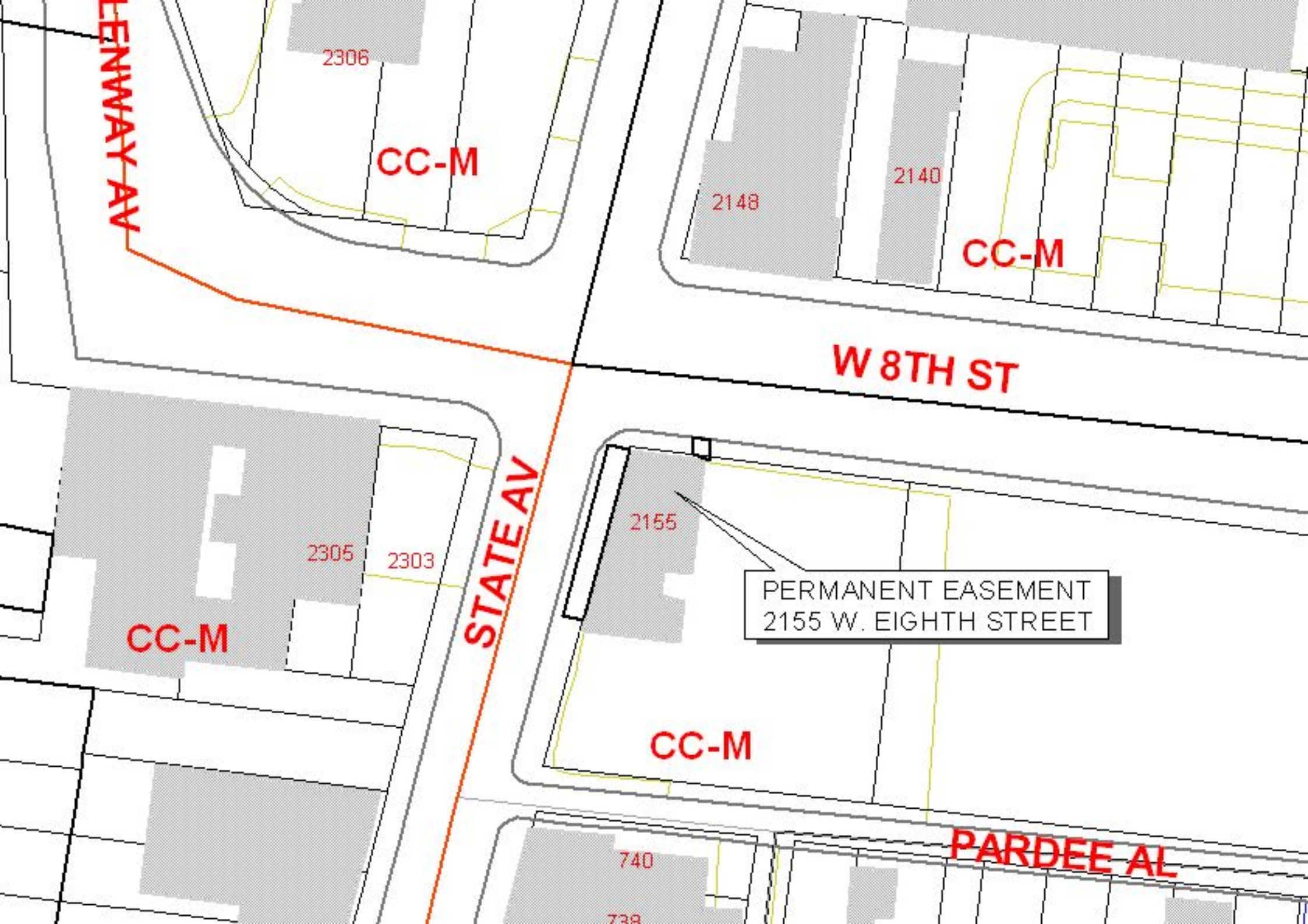
Approve a permanent easement within the right-of-way at 2155 W. Eighth Street to B & B Real Estate Investments and Management Group Ltd.

Respectfully submitted:

Approved:

Stephen C. Briggs
Senior City Planner

Charles C. Graves III
Director, City Planning Department



FENWAY AV

2306

CC-M

2148

2140

CC-M

W 8TH ST

2305

2303

CC-M

STATE AV

2155

PERMANENT EASEMENT
2155 W. EIGHTH STREET

CC-M

740

PARDEE AL

738