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January 5, 2025

David Peterson, Chief Real Estate Attorney  
77 North Front Street  
Columbus, Ohio 43215

**Re: Goodale Slum Clearance Project**

*Via: email to [DEPeterson@Columbus.gov](mailto:DEPeterson@Columbus.gov)*

Dear Mr. Peterson:

If you recall, in 2017, we worked on the amendment to the ‘Project Restrictions’ imposed as part of the Goodale Slum Clearance Project for the White Castle development on Goodale Blvd. I have a different client that intends to purchase an office building in the Goodale Project area, and the applicability of the Goodale Project Restrictions to my client’s property is in question.

Referring to the 1994 Amended Declaration of Restrictions Goodale Slum Clearance Project Area, City of Columbus, Ohio, (a copy of which is attached), my client’s property is located in Sub Area B as depicted on Project Area Plan included in the Restrictions. Although the Project Area Plan exhibit is difficult to read, I am convinced that Sub Area B is in the designated Industrial – Less Objectionable area. The Use Regulations for the Industrial – Less Objectionable area provides:

These areas shall be used for the following purposes: manufacturing, processing, storage of goods not involving obnoxious operations, and office and commercial retail necessary to support the immediate area.

Sub Area B has been fully developed with offices and there appears to be no use that satisfies the Industrial – Less Objectionable use limitations. Moreover, the restriction that the office uses in the Industrial – Less Objectionable must be “necessary to support the immediate area” causes

interpretation concerns for my client, as it should for all owners of Sub Area B property. My request is that the Project Restrictions be amended to redesignate Sub Area B area as Commercial under the Project Restrictions. However, even the Commercial Use Restrictions would require the following amendment (see crossed out language from the verbiage taken from the Project Restrictions):

There (These) use areas shall be used for the following purposes: neighborhood retail stores and commercial offices ~~that directly serve the project area~~

The additional descriptive language “that (the office) directly serve the project area” is ambiguous and lends itself to a significant cloud on the property’s title.

Please advise how to proceed.

Thank you.

Sincerely,



Donald Plank