

Graphics Commission Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: GC26-008 Date Received: 3/3/26
Assigned Planner: Dane Kirk Fee: \$2,500
Contact Information: DEKirk@columbus.gov;614-645-7973
Existing Zoning: M Commission/Civic: Far South Columbus Area Comm.
Comments: April 2, 2026, Staff Review

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Graphics Plan Special Permit Miscellaneous Graphic

Project Description:

modify previously approved graphics plan to add (1) additional ground sign per attached drawings and site plan
Previously approved application - GC23-005

LOCATION

Certified Address: 1465 London Groveport Rd City: Columbus, OH Zip: 43207

Parcel Number (only one required): 495232641

APPLICANT (If different from Owner):

Applicant Name: Logan Dilts / DaNite Sign Company Phone Number: 614-572-6532 Ext.: _____

Address: 1640 Harmon Ave City/State: Columbus, OH Zip: 43223

Email Address: ldilts@danitesign.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Pinchal & Company LLC (Brian McMackin) Phone Number: 713-961-4488 Ext.: _____

Address: 4400 Post Oak Parkway, Suite 2350 City/State: Houston, TX Zip: 77027

Email Address: brian@pinchal-co.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

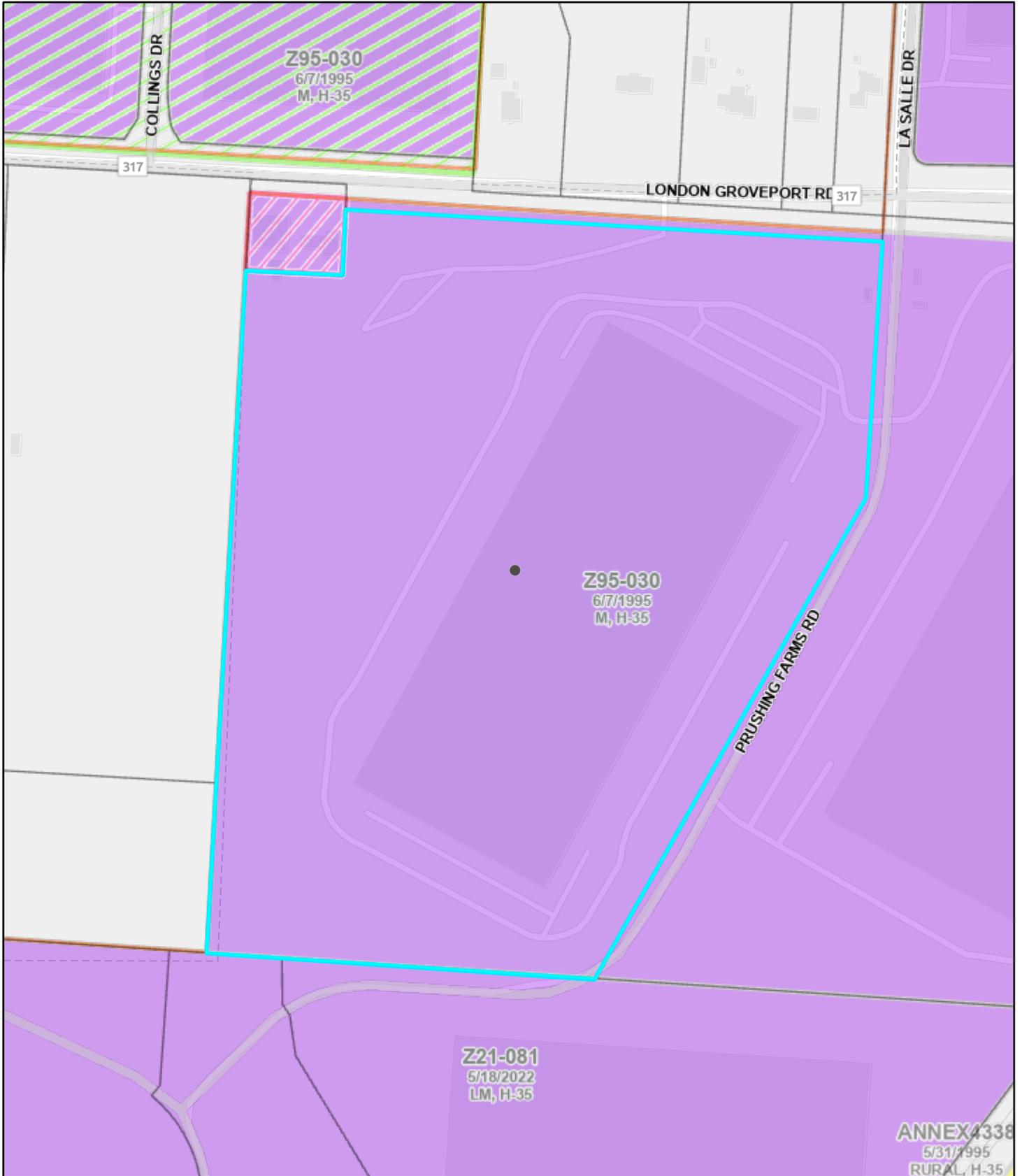
SIGNATURES (All signatures)

APPLICANT SIGNATURE 

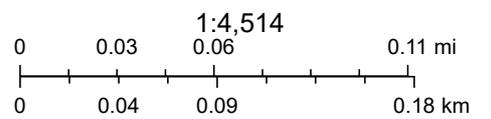
PROPERTY OWNER SIGNATURE 

ATTORNEY / AGENT SIGNATURE _____

1465-1595 London Groveport Road

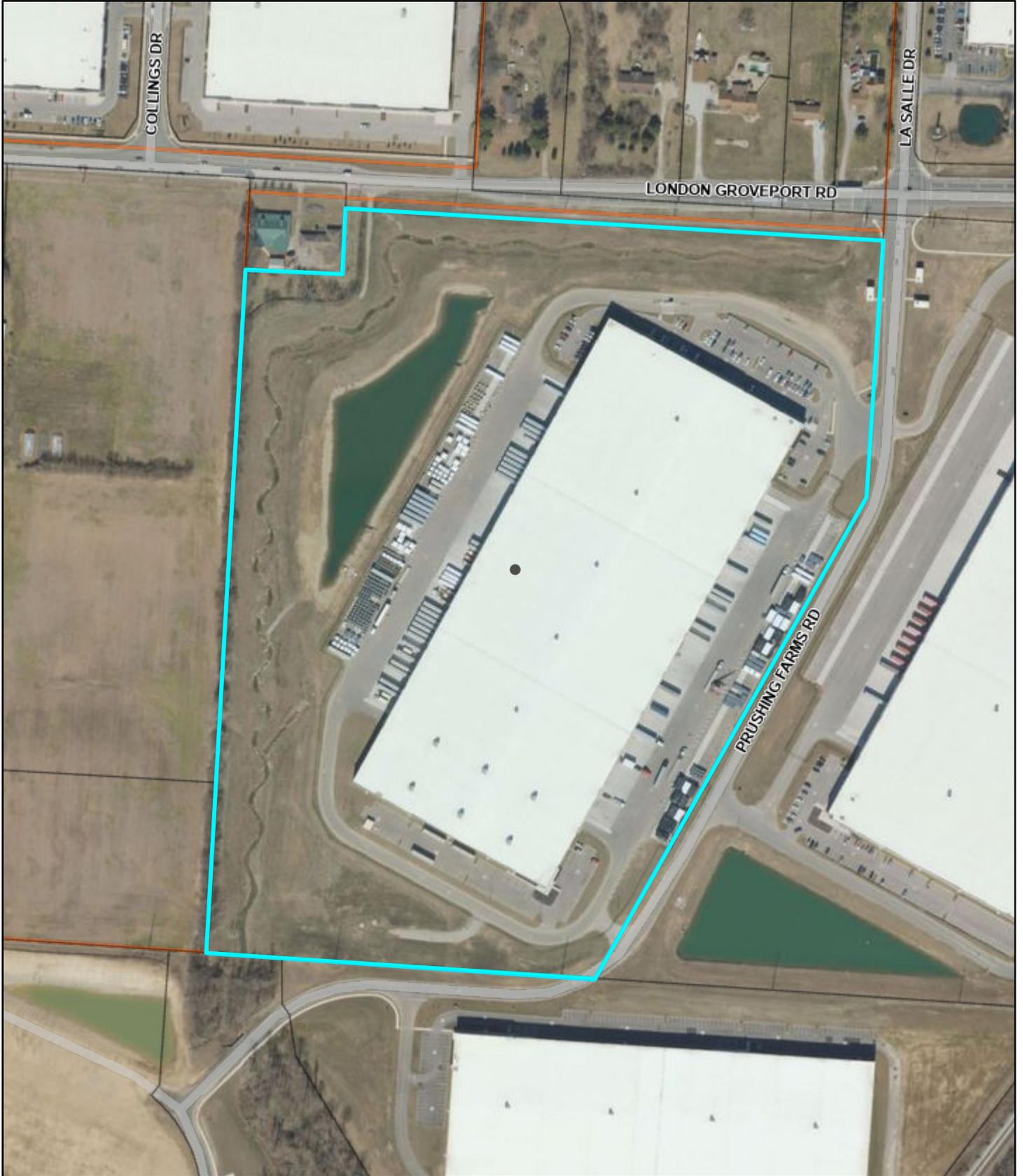


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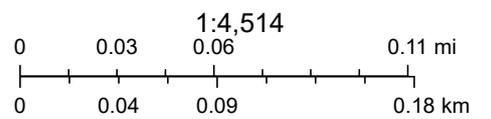


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Columbus GIS

1465-1595 London Groveport Road



3/3/2026, 2:12:36 PM



City of Columbus GIS

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STATEMENT OF HARDSHIP

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance.

- A.** The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
 4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B.** In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C.** Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

We believe the character of a comprehensive Logistics Park is preserved and that no surrounding properties will be negatively affected by adding (1) additional ground sign to the property per attached drawings and site plan.

Signature of Applicant



Date

2/23/26

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DEPARTMENT OF BUILDING
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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Pinchall & Company LLC
of (1) MAILING ADDRESS 4400 Post Oak Parkway, Suite 2350 Houston, TX 77027

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS 1465 London Groveport Rd
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS (4) Pinchal & Company LLC
4400 Post Oak Parkway, Suite 2350
Houston, TX 77027

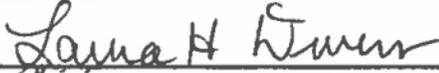
APPLICANT'S NAME AND PHONE # (same as listed on front application) Logan Dilts
614-444-3333

AREA COMMISSION OR CIVIC GROUP ZONING CHAIR OR CONTACT PERSON AND EMAIL ADDRESS (5) Far South Columbus Area Commission
Buzz Thomas
buzzthomas2014@gmail.com

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 23rd day of Feb, in the year 2021


(7) SIGNATURE OF NOTARY PUBLIC

8/30/28
My Commission Expires

Notary Seal Here



LAURA H. DEVERS
Notary Public, State of Ohio
Commission #: 2023-RE-867908
My Commission Expires 08-30-2028

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AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Pinchall & Company LLC (Brian McMackin)

of (COMPLETE ADDRESS) 4400 Post Oak Parkway, Suite 2350, Houston, TX 77027

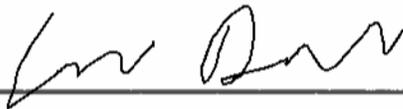
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

London Groveport STS, LLC - 4400 Post Oak Parkway Houston, TX 77027
Prushing Farms Partners - 4400 Post Oak Parkway Houston, TX 77027
LGW STS, LLC - 4400 Post Oak Parkway Houston, TX 77027

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 23rd day of Feb, in the year 2021

Laura H Devers
(7) SIGNATURE OF NOTARY PUBLIC

8/30/28
My Commission Expires

Notary Seal Here



LAURA H. DEVERS
Notary Public, State of Ohio
Commission #: 2023-RE-867908
My Commission Expires 08-30-2028

DaNite Sign Co.

1640 Harmon Avenue, Columbus, Ohio 43223-3300 Ph: (614) 444-3333 / Fax: (614) 444-3026

January 9, 2023

Regarding the Property at:

Logistics Park
1465 & 1595 London Groveport Rd
Columbus, OH 43207

This letter will serve to confirm that Pinchal & Company, as owner or owner's agent for the property at the above location, with a mailing address of 1465 & 1595 London Groveport Rd., Columbus Ohio 43207; 6730 Prushing Farms Rd., Columbus Ohio 43207; 6735 & 6780 Schieser Farms Rd. W, Columbus, Ohio 43207; & 69220 Schieser Farms Rd. E, Columbus, Ohio 43207 I/we hereby grant permission and authorization to DaNite Sign Company, 1640 Harmon Ave, Columbus, OH 43223 to act as agents on behalf of this company in all aspects of obtaining approvals and permits for the installation and erection of the signage at said referenced location.

Thank you for your time and attention to this matter and we appreciate the consideration you have shown in requesting our approval. Please let us know if we can be of further assistance.

Owner email / phone#: brian@pinchal-co.com

Sincerely,



1/9/23

Signature

Date

NOTARY SEAL:

State of: ~~Ohio~~ Texas

County of: ~~Franklin~~ Harris

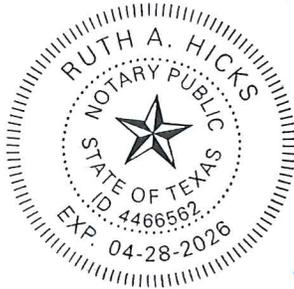
The foregoing instrument was acknowledged before



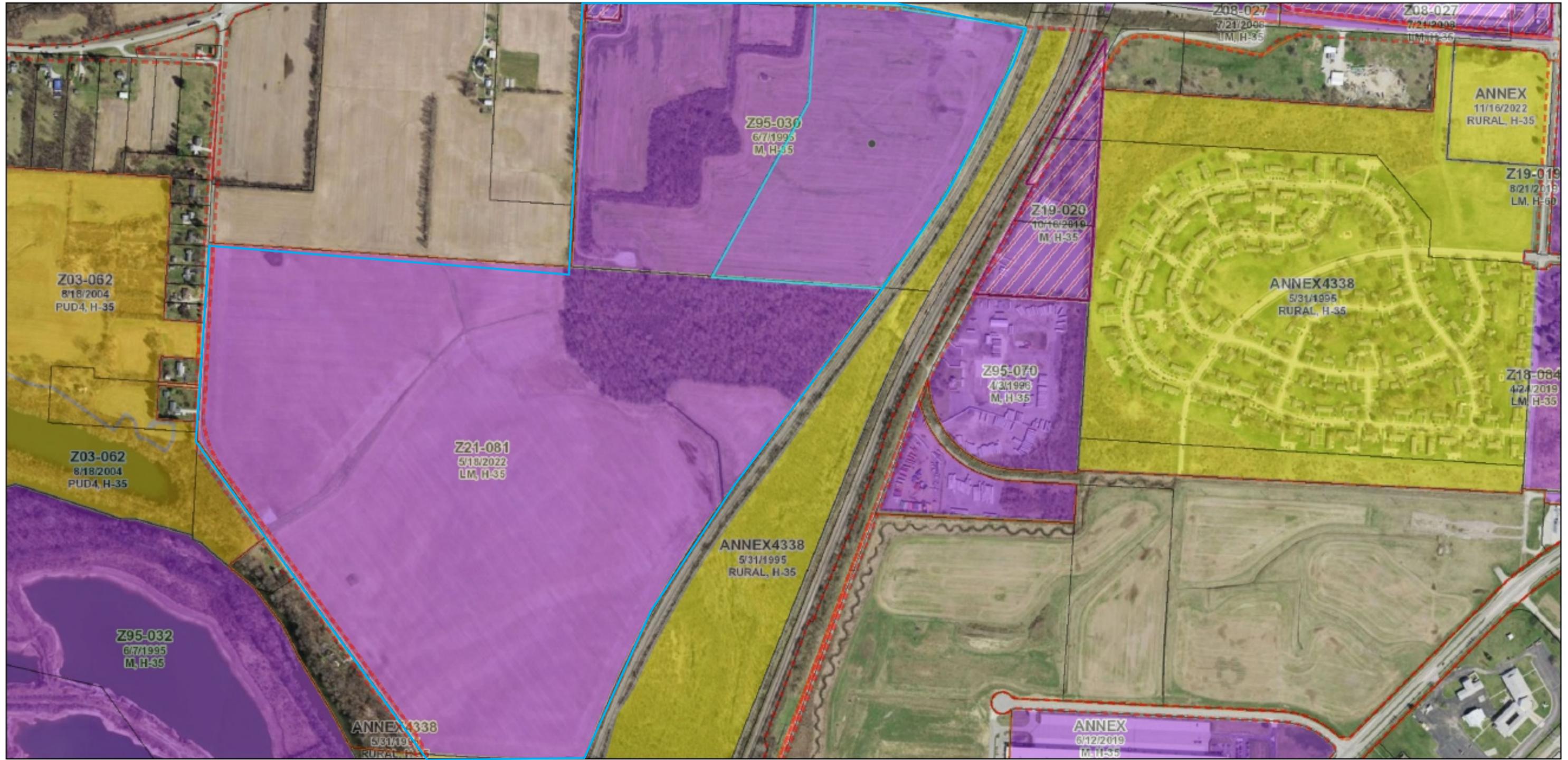
DaNite Sign Co.

1640 Harmon Avenue, Columbus, Ohio 43223-3300 Ph: (614) 444-3333 / Fax: (614) 444-3026

me this 9th day of January, 2023.
My Commission Expires: 4-28-2026

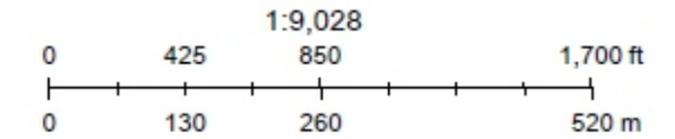


Ruth Hicks



1/9/2023, 2:01:01 PM

- | | | | | |
|---------------------|---------------------------|---------------------|----------------------|-----------------------|
| --- Right of Way | Base Zoning | Institutional | Neighborhood Edge | Town Center |
| Historic Properties | Commercial | Manufactured Home | Neighborhood General | Special Parking Areas |
| Corporate Boundary | Downtown District | Manufacturing | Parking | Council Variance |
| Parcels | East Franklinton District | Multi-family | Research Park | |
| | Excavation/Quarrying | Neighborhood Center | Residential | |



City of Columbus GIS

COMMITTEE

ZONING
INTRODUCED BY

MICHAEL COLEMAN

DATE OF FIRST READING

5-1-95

COLUMBUS CITY COUNCIL

ORIGINAL

Ordinance No. 918-95
Resolution No. _____
30 Day _____ Emergency _____

Comply Compliance With Title 32

As Of (Date) _____

Authorized Signature

CITY ATTORNEY: This ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

By _____ Date _____

FLOOR ACTION
(Clerks Office Only)

MAY 08 1995

P 6-0

Stiffin absent

AUDITOR'S CERTIFICATE

I hereby certify that there is in the treasury, or anticipated to come into the treasury and not appropriated for any other purpose, the amount of money specified hereon, to pay the within ordinance.

Date: _____ No. _____

Fd No. _____ Div No. _____ Ch. _____

By _____ Amt. _____

City Auditor or Deputy Auditor

EXPLANATION OF LEGISLATION:

CITY COUNCIL
CITY HALL
COLUMBUS, OHIO

Rezoning Application Z95-030

HONORABLE MEMBERS OF COUNCIL:

The attached legislation is submitted for Council action

APPLICANT: Franklin Community Improvement Corp; c/o Donald T. Plank, Atty., 326 South High Street, Suite 500; Columbus, Ohio 43215.

PROPOSED USE: Manufacturing, warehousing and distribution development

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) April 13, 1995

CITY DEPARTMENTS' RECOMMENDATION: Approval. Since the Rickenbacker area has been declared a foreign trade zone and nearby development includes warehouse distribution facilities, this site can provide an area for those primary and support facilities development which create employment opportunities for the south side community. Establishment of such facilities would thus be consistent and appropriate with the goals and objectives expressed in the Comprehensive Plan for this particular portion of the Expansion District.

Denise Powers, 645-4522
Development Regulation

Contact For Questions Phone
on the Legislation

Approved (Division Head)

Approved (Department Head)

TITLE (BRIEF DESCRIPTION)

To rezone 1518 LONDON GROVEPORT ROAD (43207), being 326 82 ± acres located on the north and south sides of London Groveport Road, 850 ± feet east of Lockbourne Road, From: R, Rural District Districts To: M, Manufacturing District, as recommended by the Development Commission.

MAJORITY ACTION

MAY 09 1995

COUNCIL ACTION

MAY 08 1995

SIGNED

DATE

DATE PASSED/ADOPTED

PROBATIONARY MEMBER

VETO

DATE

City Clerk



Proudly Serving Central Ohio Since 1954
 1640 Harmon Ave, Columbus, Ohio, 43223
 (614) 444-3333
 www.danitesign.com

UL LISTED via STANDARD UI48
 FILE NO:E60042 DANITE SIGN CO

UL APPLIES TO ILLUMINATED SIGNS ONLY.
 The location of the disconnect switch after installation shall comply with Section 600.6(A) of the National Electrical Code.

EXISTING STOREFRONT

COLORS

- BLACK
- WHITE
- 3630-127 INTENSE BLUE VINYL

APPROVED-CLIENT _____ DATE _____

QUALITY CONTROL _____ DATE _____



JOB NAME LG LOGISTICS PARK BUILDING C (LGR) #S1-1134.26
 STREET 1465 LONDON GROVEPORT RD
 CITY, STATE COLUMBUS, OH
 SIGN TYPE MONUMENT

DATE 2/2/26 REV. DATE:
 FILE NAME LG LOGISTICS PARK BUILDING C (LGR).CDR
 DIRECTORY BELLA > 2026 > L

SCALE AS NOTED SALE LD DESIGNER BM

This project is an original unpublished design concept protected by copyright laws of the United States of America. Prior to sale or paid design fees, all visual materials, specifications, annexes and revisions remain the exclusive property of DaNite Sign Company. The use of any part herein to manufacture, sell or adapt this concept to other mediums by unauthorized parties constitutes an actionable plagiarism.

#S1-1134.26: D/F NON-ILLUMINATED MONUMENT SIGN 1/2" = 1'-0"

- CABINET: FABRICATED ALUMINUM PAINTED BLACK AND WHITE.
- GRAPHICS: CUT WHITE, 3630-127 INTENSE BLUE, AND DIGITALLY PRINTED VINYL.
- REVEALS: FABRICATED ALUMINUM PAINTED BLACK.
- POLE COVER: FABRICATED ALUMINUM PAINTED BLACK.



