APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA FOR CEIVE
Data Relative to Subject Property: Date: FOR OFFICE USE ONEY O
Location address: 3516 Ross Ave Dullas Tx 75204 Zoning District: PD 298 SIBKrea 113
Lot No.: TR4 Block No.: 513 Acreage: 0.4 Census Tract: 48/1300/602
Street Frontage (in Feet): 1) /35 '2) /30 ' 3) 4) 5)
To the Honorable Board of Adjustment:
Owner of Property (per Warranty Deed): Ross Avenue Orban Engle LC
Applicant: Oliver Steinberg Telephone: 469,585,6672
Mailing Address: 2909 Lole Ave, Ste 300 Zip Code: 75204
E-mail Address: Diverse eaglely ity was
Represented by: Stya Thiboheaux HUI-MRL Telephone: 469.585 6672 317.657.325
Mailing Address: PO Box 260 203 Zip Code: 75204 75026
E-mail Address: Otiver (engle extra). Com skye @ usnodgran
Affirm that an appeal has been made for a Variance or Special Exception of Goding Spaces
Regresting a total amount of 26 parking spaces, an apportunate
25% reduction to the requirement of 35 parking spaces.
Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:
Existing site constraints/redevelopment
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must
be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.
Affidavit
Before me the undersigned on this day personally appeared Oliver Steinberg
(Affiant/Applicant's name printed)
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that
he/she is the owner/or principal/or authorized representative of the subject property
0
Respectfully submitted: (Affiant/Applicant's signature)
Subscribed and sworn to before me this 14 day of March , 2025
4 '
KENYOTA S. WILLIAMS Notary Public in and for Dallas County, Texas

KENYOTA S. WILLIAMS
Notary Public, State of Texas
Comm. Expires 11-27-2028
Notary ID 131806713



March 26, 2025

To Whom It May Concern:

Oliver Steinberg is the Vice President of Eagle Equity, Inc. and is authorized to act as its agent on all matters relating to 3512, 3516 and 3520 Ross Avenue, Dallas, Texas 75204.

Sincerely,

EAGLE EQUITY, INC.

Lawrence E. Steinberg

Chairman/CEO

State of Texas

) ss:

County of Dallas

Before me, Madge M. Cooper, a notary public, on this day personally appeared Lawrence E. Steinberg, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity as Chairman/CEO of Eagle Equity, Inc., and that by his signature on this instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and seal of office this 26^{th} day of March, 2025.

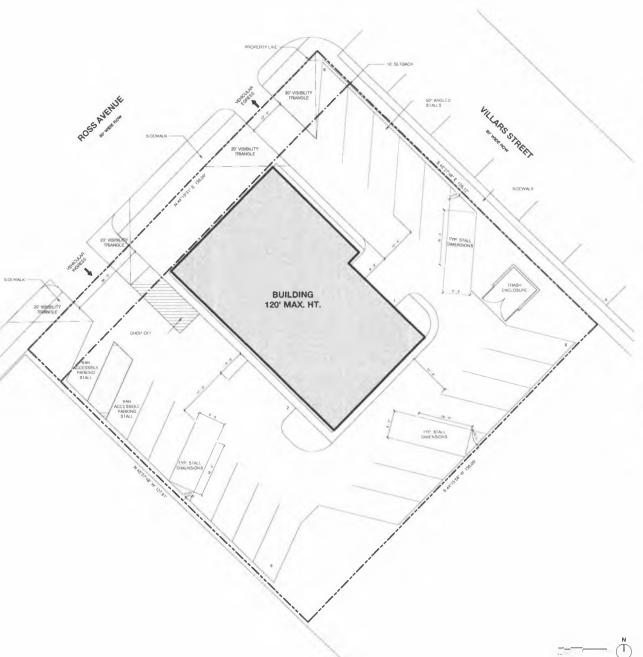


Madge M. Cropu Notary Public, State of Texas



Zoning Map – 3516 Ross Ave, Dallas

DATE: 249-95 DATE: 12-25-95 CITY OF DALLAS PLAT BOOKS ANNEXED ORD. NO. ADDITION BLOCKS 512,513 SURVEY JOHN GRIGSBY ABST.495 SCHOOL DISTRICT DALLAS SCALE 50 FT. EQUALS 1 INCH SLB-15-84 BRYAM PLACE PHACE 200 SEC. 3 BLK. 812 FILED : 10-14-83 (1,3684)Ac. . . REPLAT " FILED: 8-9-84 598 595 597 596 AVE. 8 3600 8 ROSS 3300 3 200 3400 3500 STREET STREET STREET D.4678 AC. 94.56 39.65 0.3131 AC 512 513 51ª (860EED) 86 DEED 13 17 gantant. 12 VILLARS Mc COY SHALL 10 804.80 3500 3500 8600 3400 STREET 8 SAN JACINTO 3800 333 507 508 VILLARS



DEVELOPMENT ANALYSIS | PD298, Subarea 1B

Catagory	Zoning Requirements				
Site Size	0 40 Acres				
Building Height	120' maximum				
Front Yard Setback	15° maximum				
Side Yard Setback	None required				
Lot Coverage	90% maximum				
Flour Area Ratio (FAR)	4,1				
Uses Allowed	Restaurant w/o drive-through service, ba				

NET ARE

HET ANEA	
Existing Building	+/- 2,800 net SF
Rooftop Palio Covered Addition	+/- 700 net SF
Total	+/- 3,500 net SF

ADDITONAL OPEN-AIR AREA

Open-Air Rooftop Patio Addition	+/- 1,100 net SF
Open-Air Ground Level Patio Addition	+/- 600 net SF
Total	+/- 1,700 nat SF

PARKING COUNT

On-site parking	23 stells + 3 parallel 6 parallel		
Street parking			
Total	28 spaces		

PARKING REQUIRED

Resleurant Service	1 space / 1000 net SF	
Total	35 spaces required	

VICINITY MAP (NOT TO SCALE)



MAWorkshop

Eagle Equity Inc

25007-00

3516 ROSS

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DEVELOPMENT PLAN

PARKING VARIANCE

3/14/25

AS-100

1 DEVELOPMENT PLAN

BDA245-066

Address	Use	Floor Area	Parking Ratio	Required Parking	Provided Parking
3516 Ross Ave, Dallas, TX 75204	Restaurant	3,500 SF	1 per 100 SF	35	26