



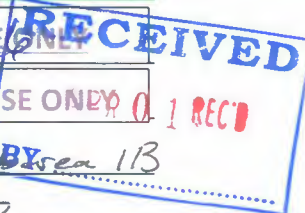
Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

FOR OFFICE USE ONLY



Data Relative to Subject Property:

Date: FOR OFFICE USE ONLY 01/18/2025

Location address: 3516 Ross Ave, Dallas, TX 75204 Zoning District: PD 298 S. Bx area 1B

Lot No.: TR4 Block No.: 513 Acreage: 0.4 Census Tract: 48113001602

Street Frontage (in Feet): 1) 135' 2) 130' 3) 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Ross Avenue Urban Eagle LLC

Applicant: Oliver Steinberg Telephone: 469.585.6672

Mailing Address: 2909 Cole Ave, Ste 300 Zip Code: 75204

E-mail Address: oliver@eagleequity.com

Represented by: Skye Thibodeaux, AIC - MRL Telephone: 469.585.6672 817.657.3254

Mailing Address: PO Box 260203 Zip Code: 75204 75026

E-mail Address: oliver@eagleequity.com skye@msnrldg.com

Affirm that an appeal has been made for a Variance or Special Exception of parking spaces. Requesting a total amount of 26 parking spaces, an approximate 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

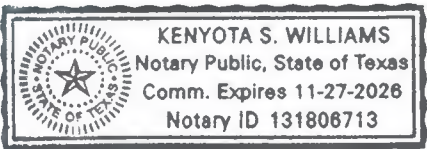
(Affiant/Applicant's name printed)

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

Respectfully submitted: [Signature] (Affiant/Applicant's signature)

Subscribed and sworn to before me this 14 day of March, 2025

[Signature] Notary Public in and for Dallas County, Texas





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.

By: Lawrence E. Steinberg
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 26th day of March, 2025.



Madge M. Cooper
Notary Public, State of Texas



Zoning Map – 3516 Ross Ave, Dallas

BIA245-066

SHIPPED DATE: 12-25-95 RECEIVED DATE: 2-19-96

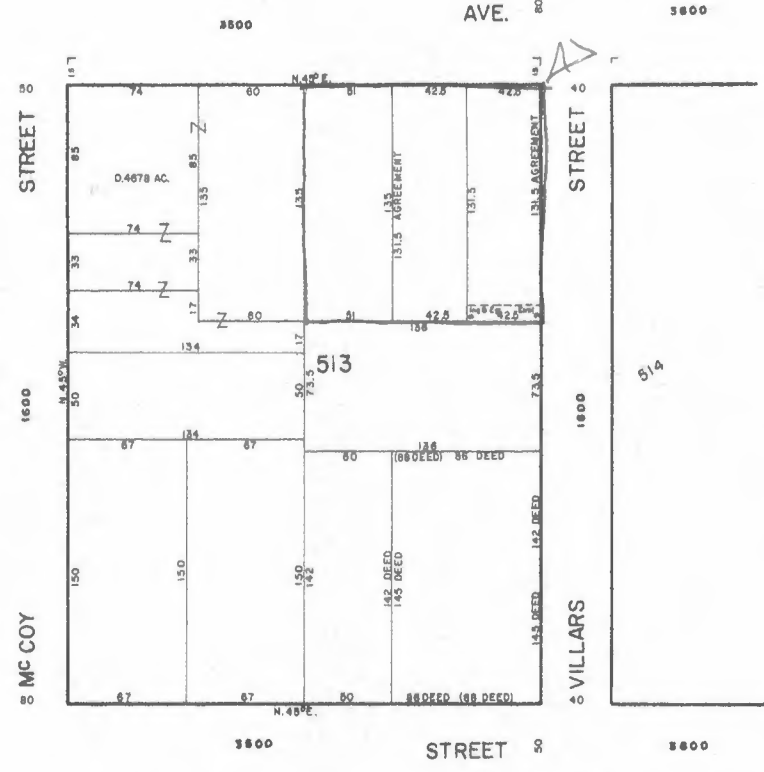
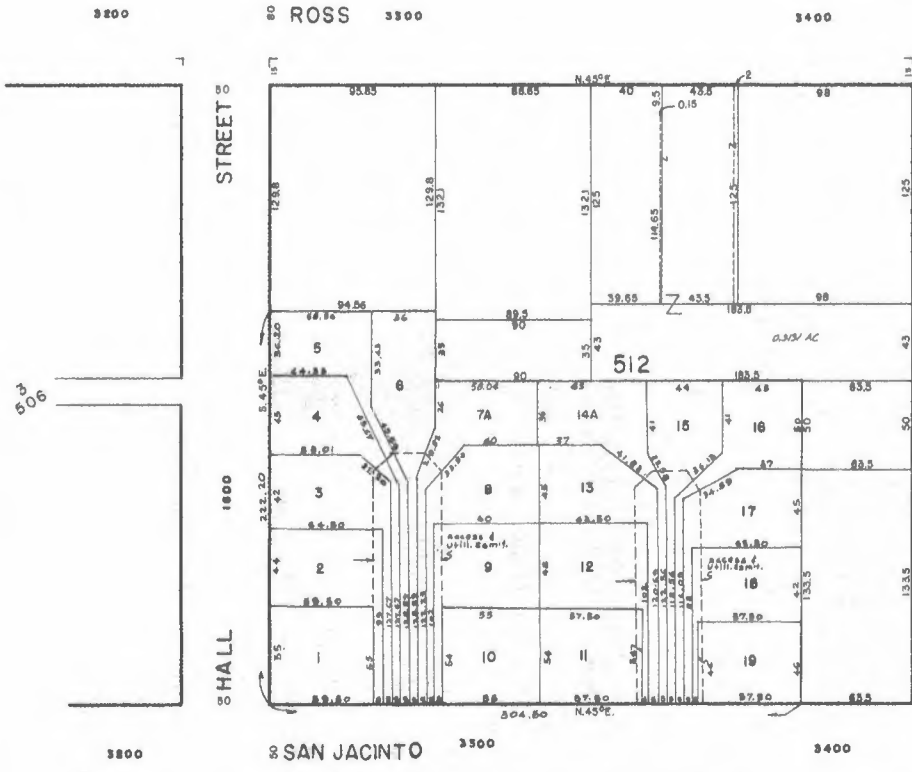
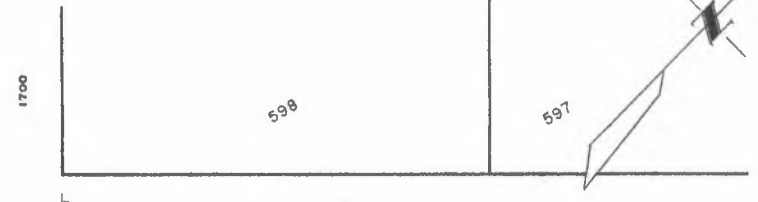
CITY OF DALLAS PLAT BOOKS

ANNEXED SURVEY JOHN GRIGSBY ORD. NO. ABGT. 495

ADDITION SCALE 50 FT. EQUALS 1 INCH

BLOCKS 512, 513 SCHOOL DISTRICT DALLAS

BAYAM PLACE PHASE III SEC. 3 BLK. 512 FILED: 10-14-83 (1.3684) AC.
" " " " REPLAT " FILED: 8-9-84



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

BDA245-0000