



CITY OF DALLAS

# APPLICATION FOR A VARIANCE FROM THE MINIMUM DISTANCE REGULATIONS RELATED TO THE SALE OF ALCOHOLIC BEVERAGES

Chapter 6—Alcoholic Beverages, City of Dallas Code of Ordinances

Applicant Giant Blue Inc d/b/a Ai Sushi Sake Grill  
(Must match the business name on TABC application)  
Contact person, title Jimmy Cho Business Owner Property owner's name Cedar Springs III LLC / SEP Dallas 556 LLC  
(Land owner, business owner, representative)  
Contact person's phone 414-708-8932 Address of request site 4123 Cedar Springs Rd #102  
Contact person's address 4123 Cedar Springs Rd #102 Protected use's address 2827 Throckmorton St.

## Type of protected use:

- ☐ Church
- ☒ Public school / open-enrollment charter school
- ☐ Private school
- ☐ Public hospital
- ☐ Daycare/child-care facility

## Type of business seeking to sell alcohol

- ☐ Alcoholic beverage manufacturing
- ☐ General merchandise or food store with 10,000 square feet or more floor area
- ☐ Microbrewery, microdistillery, or winery
- ☒ Restaurant without drive-in or drive-through service

## Type of TABC permit(s) to be sought

- ☐ Brewer's permit, "B" / Manufacturer's license, "BA"
- ☐ Distiller's and rectifier's permit, "D"
- ☒ Food and beverage certificate, "FB"
- ☒ Mixed beverage permit, "MB"
- ☐ Wine and beer retailer's off-premise permit, "BQ"
- ☐ Wine and beer retailer's permit, "BG"
- ☐ Winery, "G"

The nonrefundable variance application fee is \$1,200.00 and the sign fee, which is between \$10 and \$50 depending on street frontages. A statement explaining how the request meets the standard below is required as part of this application. The burden of proving that the request meets the standard is solely the responsibility of the applicant. Additional evidence supporting the request may be submitted along with this application.

Enforcement of the spacing requirements in this particular instance (1) is not in the best interest of the public; (2) constitutes waste or inefficient use of land or other resources; (3) creates an undue hardship on an applicant for an alcohol permit; (4) does not serve its intended purpose, is not effective or necessary; or (5) for any other reason that the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

## REQUIRED ATTACHMENTS:

- ☐ Statement of request
- ☐ Sealed alcohol survey showing 300 foot radius and door to door measurements (protected use must be indicated on this survey)
- List of officers for alcohol business and property owner

## AUTHORIZATION BY PROPERTY OWNER(S)

I, Brandy Lawrence the owner of the property to be considered, hereby authorize the above business and representative to file this application for a variance from the requirements of Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances.

Brandy Lawrence  
Owner's Printed Name

[Signature]  
Owner's Signature

## APPLICANT ACKNOWLEDGEMENT AND AFFIDAVIT

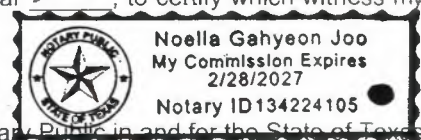
I have read, examined, and completed this application; and know the information provided to be true and correct. I hereby apply for a variance from the distance requirements in Chapter 6, Section 6-4 of the City of Dallas Code of Ordinances. I understand that this application, including all submitted documentation, are public information and can be made available through an Open Records Request per the Texas Public Information Act (Texas Government Code, Chapter 552).

Jimmy Cho  
Applicant's Printed Name

[Signature]  
Applicant Signature

Sworn to and subscribed before me by on this day 12th of May in the year 2023, to certify which witness my hand and seal of office.

[Signature]



Date received: 5/11/2023

Receipt No.: 10944

Case number: AV223-002

Dear City of Planning and Zoning,

I am writing this letter on behalf of GIANT BLUE INC d/b/a AI SUSHI SAKE GRILL, located at 4123 Cedar Springs Rd Ste 102, Dallas, TX 75219. We are requesting a waiver of variance spacing requirements to operate our restaurant and obtain an alcohol permit for my establishment.

Our restaurant has been operating in the area for the past 10 years and has been providing quality services to the residents of Dallas. We take pride in providing a unique dining experience to our customers and offering them diverse Asian cuisine options.

Our request meets the standard requirements for the City of Planning and Zoning due to the following reasons:

1. Our restaurant has been operating successfully for the past 10 years and has a positive reputation in the community.
2. We have taken all necessary precautions and obtained all the required permits and certifications to operate our restaurant safely.
3. Our restaurant adds value to the community by providing employment opportunities and attracting customers to the area.
4. Our proposed change in the zoning regulations will not have any adverse effects on the surrounding area or the environment.

We assure you that we will comply with all the regulations set by the City of Planning and Zoning and operate our restaurant in a safe and responsible manner. We hope that you will consider our request to change the zoning regulations to operate our restaurant.

Thank you for considering our request.

Sincerely,

Restaurant owner - GIANT BLUE INC d/b/a AI SUSHI SAKE GRILL at 4123 CEDAR SPRINGS RD STE 102, DALLAS, TX 75219.