



**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

CITY OF DALLAS

Applicant Pizza Fritta Inc.
(Must match the business name on TABC application)

Contact person, title Roxana Chairez Property owner's name Joseph Christopher
(Land owner, business owner, representative)

Contact person's phone 469-867-5190 Address of request site 2109 S Edgefield Ave

Contact person's address 615 S. Montclair Ave Protected use's address _____

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, Joseph T. Christopher 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.

Joseph T. Christopher
Owner's Printed Name

Joseph T. Christopher
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).

Roxana Chairez
Applicant's Printed Name

Roxana Chairez
Applicant Signature

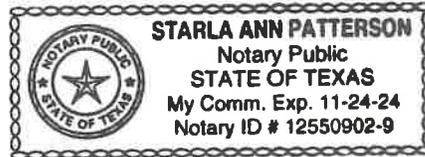
Sworn to and subscribed before me by on this day May of 2022, to certify which witness my hand and seal of office.

Starla Patterson 5/31/22 Dallas County
Notary Public in and for the State of Texas

Date received: 7/20/2022 Receipt No.: 10680 Case number: AV212-003

AV application 3-25-14

CC 9/14



May 27, 2022

Dear Ida Escobedo,

Who we are?

We are the Rice Family, owners, and operators of Pizza Fritta Inc a family-owned restaurant in Downtown Elmwood. We have three little girls, aged 8, 3 and 2. We understand the importance of community in raising our three girls.

We are seeking your support to sell alcohol along with pizza and pasta within our premises. With our proximity to Margret B Henderson Elementary being just under 300 feet we are unable to do so without a variance and the support of our community.

We seek your support.

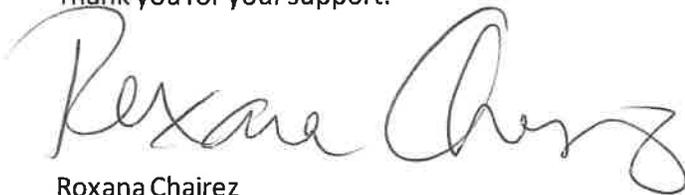
Public Support

The issue of sale of alcohol in Downtown Elmwood has been seriously considered by the Elmwood community. The Dallas 2017 Bond Package includes a proposition where Downtown Elmwood would be excluded from the restriction set out in the Dallas City code, Section 6-4, prohibiting the sale of alcohol within 300 feet of a public school. This proposition set to be in place in the near future has sought public input throughout all phases of the project.

What's next for Elmwood?

It our understanding that the community is in full support of the exemption as it will attract more businesses of all sorts including restaurants and shops. The members of our community are eager to live in a neighborhood that reflects their style and needs. Downtown Elmwood is dubbed the next Bishop Arts. We run well managed businesses and restaurants in Downtown Elmwood will no doubt help us grow into "Downtown Elmwood".

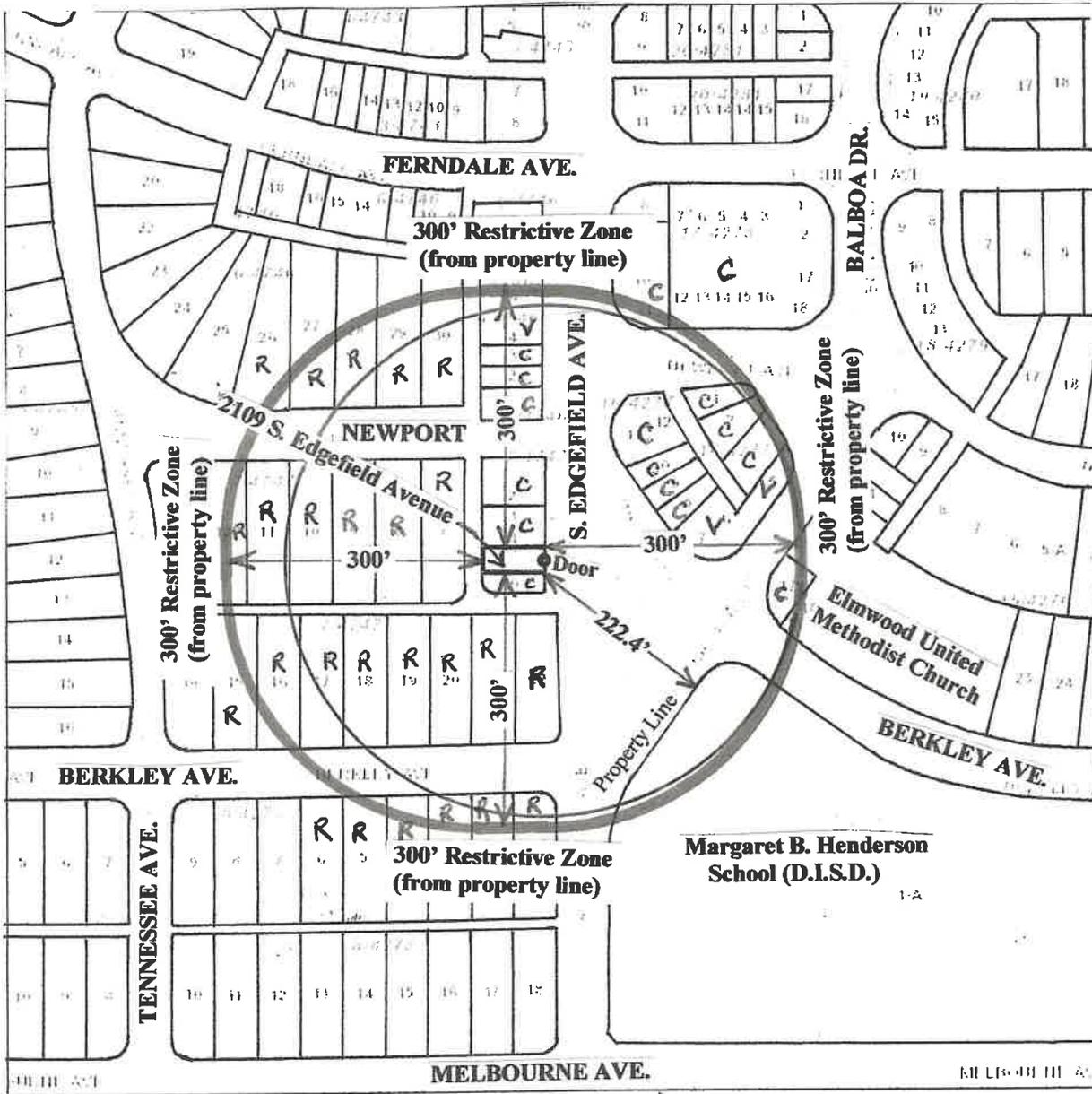
Thank you for your support.



Roxana Chairez
Pizza Fritta Inc.

ALCOHOL MEASUREMENT PLAT

PIZZA FRITTA
 2109 S. Edgefield Avenue
 Dallas, Tx. 75224
 Mapsco Page 54-N
 David Rice



SCALE 1" = 200'

I have conducted (or caused to be conducted) a physical inspection of the area and a diligent search of public records to determine if the place of business is located near any protected uses. This survey map shows that the place of business where alcoholic beverages will be sold does not meet the location requirements in Dallas City Code 6-4.

The PIZZA FRITTA, located at 2109 S. Edgefield Avenue, in the City of Dallas, is within 300 feet of a church, public or private school, day care center, child care facility or a public hospital as defined in Dallas City Code Section 6-4.

R = Residential
 C = Commercial
 V = Vacant

Date 7/15/2022
 Job 22-380

This survey was performed for an alcohol-measurement certification. All improvements may not been shown as existed at the time of survey. Research of protected properties included a search of appraisal district records, parole evidence of the owner/manager and a physical inspection on the ground.



Ben D. Rychlik
 Registered Professional Land Surveyor 1630
SURVEYING ASSOCIATES
 1018 S. Beckley, Dallas, Tx. 75203
 Phone: (214) 948-3324
 Fax: (214) 946-7540
 FIRM Registration / License No. 10040200





Pizza Fritta Inc . • 2109 S Edgefield Ave. Dallas TX, 75224 • 469.372.5632 • www.rosellispizzafritta.com •

This is to certify that the following are the elected/appointed members of the Board of Directors of Pizza Fritta Inc. for the 2022 year.

<u>Name</u>	<u>Position</u>
Roxana Chairez	Director
	President/ Secretary Treasurer
Greg Roselli	Director