



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 254-040

**RECEIVED**  
JAN 30 2025  
BY: Sara

Data Relative to Subject Property: retaining wall Date: \_\_\_\_\_

Location address: 1637 Sylvan Avenue Zoning District: Conservation District Sub Area 3

Lot No.: 10 Block No.: 2/5928 Acreage: .34 Census Tract: \_\_\_\_\_

Street Frontage (in Feet): 1) 86 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): James R. Bulls

Applicant: James R. Bulls Telephone: 817-372-2093

Mailing Address: P.O. Box 226711, Dallas, TX Zip Code: 75222

E-mail Address: jamesrbulls@gmail.com

Represented by: self Telephone: Same as above

Mailing Address: Same as above Zip Code: Same as above

E-mail Address: Same as above

Affirm that an appeal has been made for a Variance, or Special Exception  of Exceeding retaining wall height limitations.

designed and will be built to engineered specifications (6 feet above 4 feet standard height)

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: The need to retain earthen material beyond the 48" height limitation.

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 James R. Bulls

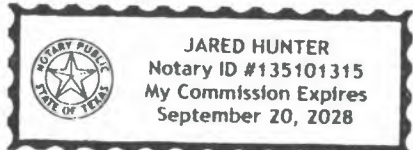
(Affiant/Applicant's name printed)

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: James R. Bulls  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 15<sup>th</sup> day of January, 2025

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



PD 714  
(Subdistrict  
2B)

WEST COMMERCE STREET\_FT WORTH AVENUE

SPSD  
Subdistrict 2B

714  
(Subdistrict  
1C)



DALLAS-FT-WORTH-TPKE

DALLAS FT WORTH ACRD  
DALLAS FT WORTH SERV

DALLAS FT WORTH TEXPRESS

KESSLER PK-WY

KESSLER CANYON DR

NOB HILL RD

CD  
13

NOB HILL  
PL  
CD 13  
(Subarea 3)

R-7.5(A)

SYLVAN AVE

EVERGREEN HILL RD

EASTUS DR

KNOTT PL

	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistricts
	Ramps and Access Roads		PD193 Oak Lawn		Historic Overlay
<b>FLOOD_ZONE</b>					CD Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	Mill's Creek		Deed Restrictions		PDS Subdistricts
	Peak's Branch		SUP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		NSO Overlay
	Parks		D-1		Escarpment Overlay
	Height Map Overlay		CP		
	Parking Management Overlay		SP		



1:2,400

Case ID: 245-040

Printed: 1/2/2025

**LEGEND**

- - - EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- X - PROPOSED FENCE
- EXISTING FENCE
- ||||| CURLEX
- █ RETAINING WALL
- - - EXISTING GRADING
- - -625'- PROPOSED GRADING

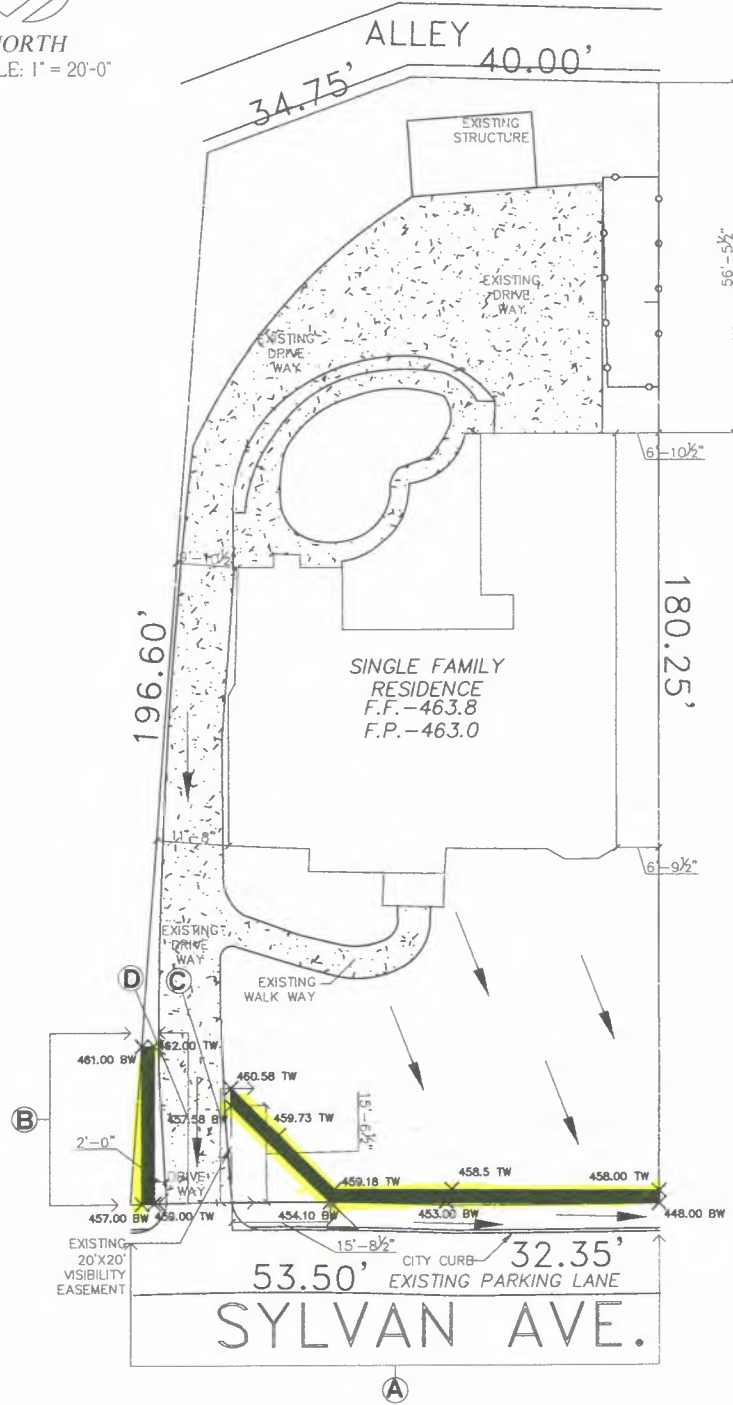
- L.E. - LANDSCAPE EASEMENT
- D.E. - DRAINAGE EASEMENT
- P.A.E. - PEDESTRIAN ACCESS EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- T.E. - TRANSFORMER EASEMENT
- U.E. - UTILITY EASEMENT
- W.M.E. - WALL MAINT. EASEMENT
- M.E. - MAINTENANCE EASEMENT
- B.E. - BUFFERING EASEMENT

**SPOT ELEVATION KEY:**

- X<sup>102.000.0</sup> SPOT ELEVATION
- TP - TOP OF SWALE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL



NORTH  
SCALE: 1" = 20'-0"



**BA245-040**

ADDRESS: 1637 SYLVAN AVE.  
DALLAS TX.  
DRAWN BY: DDSG  
DATE: 01-28-2025  
GRADING PLAN

**DDS GROUP**  
DDS GROUP PH - (469) 999-0800  
123 W. MAIN ST. GRAND PRAIRIE TX.  
SERVICES@DDSGUS  
WWW.DDSGUS

JSB ENGINEER (F-20338)  
19285 HORSESHOE DR.  
NEVADA, TX 75173  
(214) 843-6223  
JSBENGINEERTX@GMAIL.COM



G1

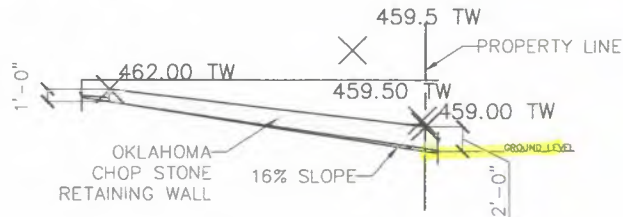
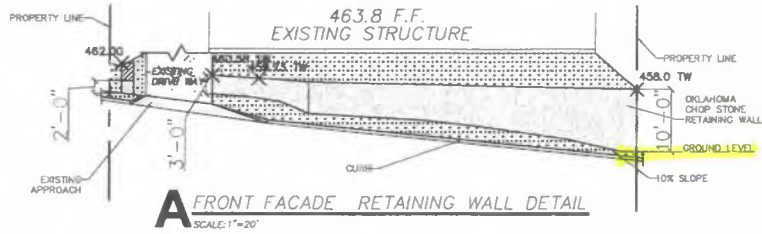
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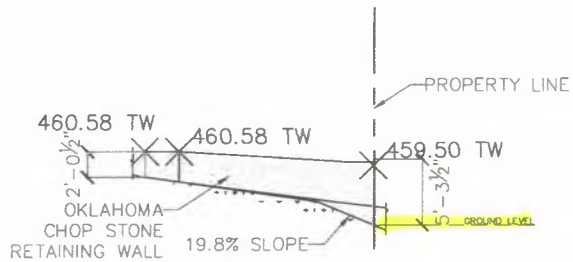
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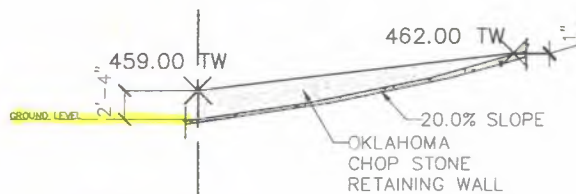
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**B** LEFT FACADE RETAINING WALL DETAIL  
SCALE: 1"=10'



**C** NORTH INSIDE FACADE RETAINING WALL DETAIL  
SCALE: 1"=10'



**D** SOUTH INSIDE FACADE RETAINING WALL DETAIL  
SCALE: 1"=10'

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