

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-25-000093	In Review	12/01/2025

Application Name

Detailed Description

Due to the size of the lot being used for construction, a number of variances are required.

- 1-a front yard setback,
- 2- Lot coverage,
- 3- parking setback for two car garage on front of house,
- 4-potential visibility, triangle issues,

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	-
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.069

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	PT LTS 1&2
Lot Size (Acres)	0.069
Block Number	C/795
Lot Size (Sq. Ft)	3000
How many streets abut the property?	1
Land Use	Residential
Is the property platted?	No
Status of Project	Proposed
Status of Property	Vacant Land
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-

Case Number	-
Are you applying for a fee waiver?	Yes
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	Diana Barkume

Custom Lists

Board of Adjustment Request

1	Type of Request	Variance
	Request Description	Front-yard
	Application Type	Single Family/Duplex Variance or Special Exception
2	Type of Request	Variance
	Request Description	Lot coverage
	Application Type	Single Family/Duplex Variance or Special Exception
3	Type of Request	Variance
	Request Description	Off-street parking
	Application Type	Variance or Special Exception to Off-Street Parking and Loading Requirements

GIS Information

1	Census Tract Number	54.29
	Council District	2-Jesse Moreno

Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	50.3

Contact Information

Name	Organization Name	Contact Type	Phone
James L Gulley Email: jlgulley3@gmail.com	Gulley REI, LLC	Applicant	2143349260

Name	Organization Name	Contact Type	Phone
James L Gulley Email: jlgulley3@gmail.com	Gulley REI, LLC	Property Owner	2143349260

Address

413 N PRAIRIE AVE, Dallas, TX 75246

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000012550300000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	GULLEY REI LLC	4837 TREMONT ST, DALLAS, TEXAS 752461129	

Status History

Status	Comment	Assigned Name	Status Date
In Review		Diana Barkume	12/02/2025
Payment Due		Diana Barkume	12/02/2025
Payment Due		Diana Barkume	12/02/2025
In Review	Updated By Script	Accela Administrator	12/03/2025
In Review		Anna Brickey	12/03/2025

EXHIBIT "A"

BEING part of Lots One (1) and Two (2) in Block C/795 of BURK & SLAUGHTER'S SUBDIVISION according to the Official Map of the City of Dallas and more fully described by metes and bounds as follows:

BEGINNING on the Southwest line of Prairie Avenue 103 feet in a Southeasterly direction from the SE line of Tremont St. (formerly Crutcher St.) and on the NE line of Lot 1 in said block;

THENCE S 45 W parallel with Tremont St. 44.5 ft. to the SW line of Lot 1, in said Block, a pipe for corner;

THENCE in a Northwesterly direction parallel with Prairie Avenue two feet to pipe for corner;

THENCE South 45 West, parallel with Tremont St. 16.3 feet to pipe for corner;

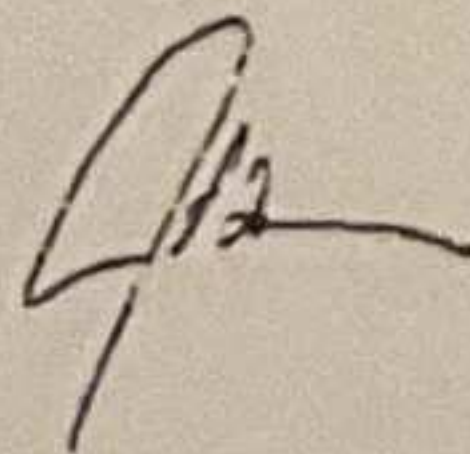
THENCE in a Southeasterly direction parallel with Prairie Avenue 51.5 feet to pipe for corner on the SE line of Lot Two in said Block;

THENCE Northeasterly with the SE line of Lot Two at 16.3 feet in the East corner of said Lot Two and the South corner of Lot 1 in all 60.8 feet to the East corner of Lot 1, and on the SW line of Prairie Avenue;

THENCE in a Northwesterly direction with the SW line of Prairie Avenue 50.8 feet to the Place of Beginning.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
06/17/2019 03:13:43 PM
\$34.00
201900155239



Steve Long

December 1, 2025

Board Administrator, City of Dallas

1500 Marilla Street, 5BN

Dallas, Texas 75201

Variance/Waiver Address – 413 N Prairie Avenue, Dallas, TX 75246

Dear Administrator:

I, James L. Gulley, III and Michele W. Gulley, representatives for the Gulley REI, LLC write concerning the application and payment of fees for the following variances required by the City of Dallas to apply for a building permit to build on the City lot at 413 N. Prairie Avenue, Dallas, TX 75246 and **respectfully request waive variance requests of \$1,800.**

Upon moving to this neighborhood, summer of 2016, the vacant and abandoned house at 413 N. Prairie Avenue was boarded up, in disrepair and inhabited by the homeless community. After a year of observing this problem for our neighborhood, we decided to purchase the property and raze the house for the good of the community.

For the following reasons, we ask your consideration regarding waiving 3 of the 4 variance fees related to the building of a new house on this lot.

- 1- The carrying costs over the past 6 years have been substantial;
- 2- To build a house that adds value to our historic neighborhoods of Munger Heights in the Craftsman/Prairie style will require attention to detail that will stress the price bounds of the market in this area, thus we must control costs;
- 3- The PD-98 Building code for the neighborhood clearly addresses these issues and proforma review costing \$600 per item is extreme;
 - a. Front Setback – PD98-SEC.51P-98.106.2 and 5
 - b. Lot Coverage and Visibility – PD98-SEC.51P-98.107.b.3
- 4- The Building site issue has been addressed with Building permits pre-dating August 1980.

The fee to consider the 2 car garage does introduce a previously unseen issue we understand needs fair consideration by the board and hope it too will be allowed by PD-98.

For these reasons and a fair and equitable disposition of this case we ask you to waive the fees for the 3 variances mentioned above.

Many Thanks,
Jim Gulley
4837 Tremont Street
Dallas, TX 75246

State of Texas, City of Dallas

County of Dallas

I, James L. Gulley, III and Michele W. Gulley do swear to the following pronouncements concerning the application and payment of fees for the following variances required by the City of Dallas to apply for a building permit to build on the City lot at 413 N. Prairie Avenue, Dallas, TX 75246 and respectfully request a fee waiver for all, but the Parking setback fee.

Upon moving to this neighborhood in the summer of 2016, the vacant and abandoned house at 413 N. Prairie Avenue was boarded up, in disrepair and inhabited by the homeless community. After a year of observing this problem for our neighborhood, we decided to purchase the property and raze the house for the good of the community.

For the following reasons, we ask your consideration regarding waiving 3 of the 4 fees related to the building of a new house on this lot.

- 1- The carrying costs over the past 6 years have been substantial;
- 2- To build a house that adds value to our historic neighborhoods of Munger, Junius, Peak and Swiss in the Craftsman/ Prairie style will require attention to detail that will stress the price bounds of the market in this area, thus we must control costs;
- 3- The PD-98 Building code for the neighborhood clearly addresses these issues and proforma review costing \$600 per item is extreme;
 - a. Front Setback – PD98-SEC.51P-98.106.2 and 5
 - b. Lot Coverage and Visibility – PD98-SEC.51P-98.107.b.3
- 4- The Building site issue has been addressed with Building permits pre-dating August 1980.

The fee to consider the 2 car garage does introduce a previously unseen issue we understand needs fair consideration by the board and hope it too will be allowed by PD-98.

For these reasons and a fair and equitable disposition of this case we ask you to waive the fees for the 3 variances mentioned above.

Under penalty of perjury, I hereby declare and confirm that the above stated facts, to the best of my knowledge, are true and correct.

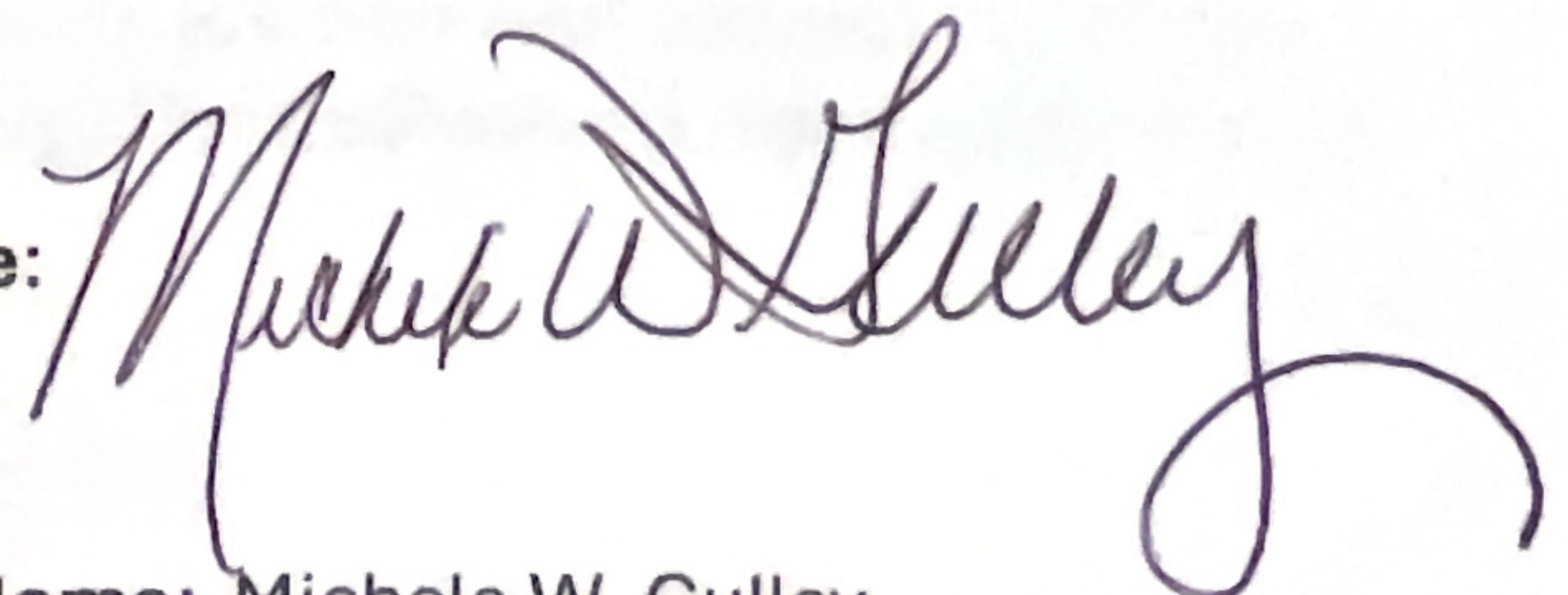
DATED this 1st day of December, 2025.

Signature:

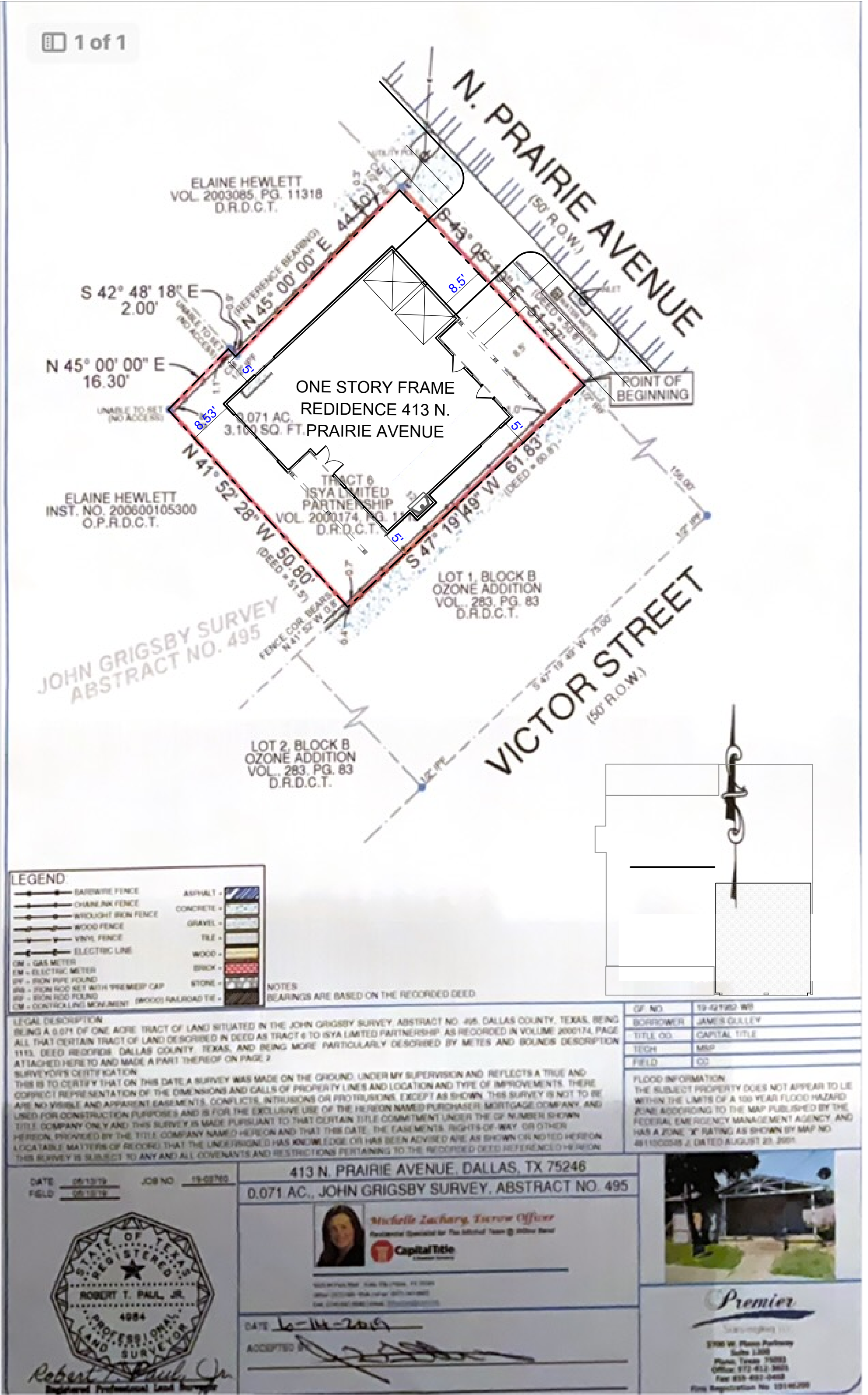


Printed Name: James L. Gulley, III

Signature:



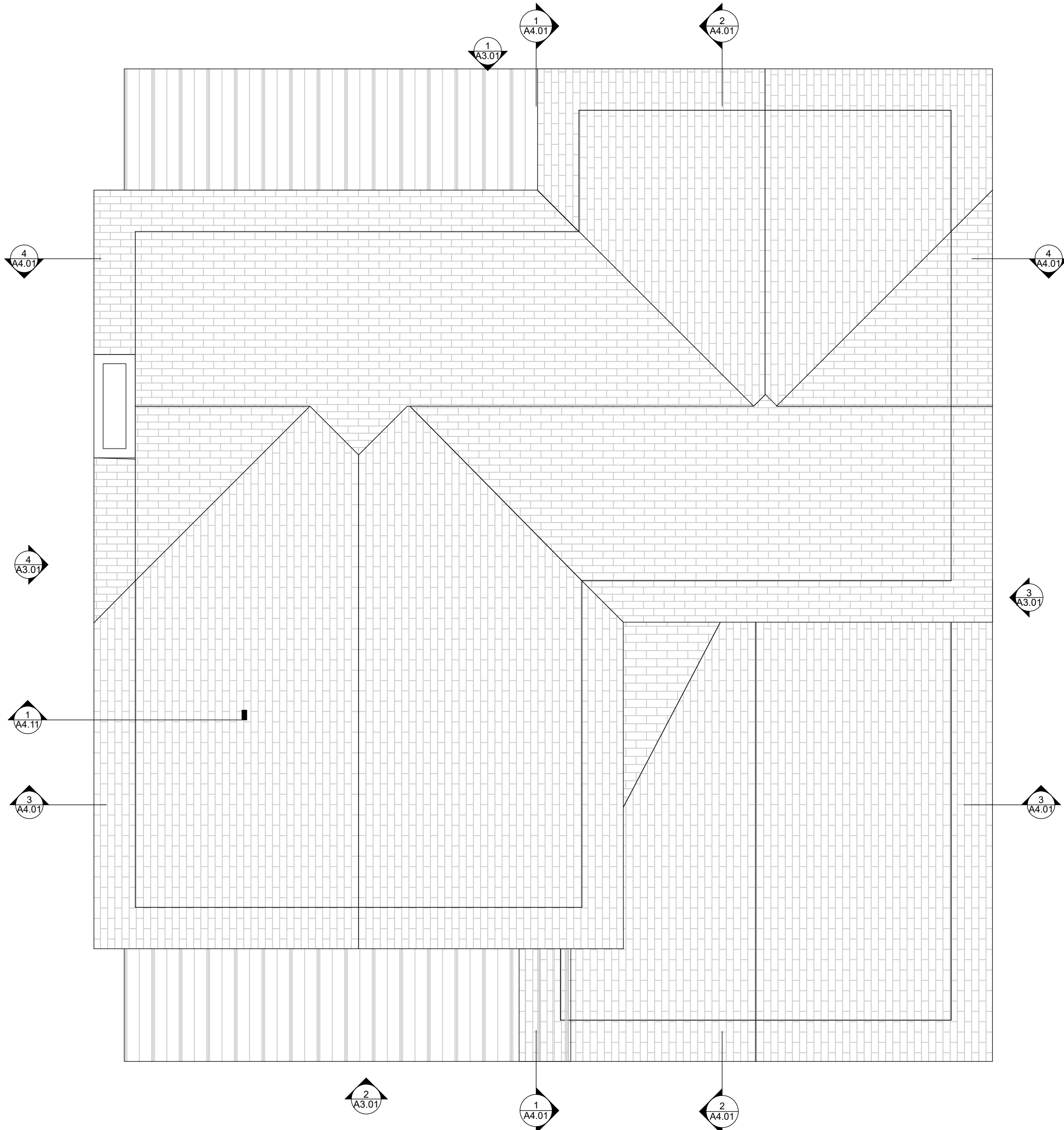
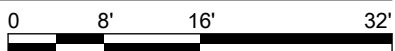
Printed Name: Michele W. Gulley



1

Survey Plan

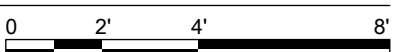
SCALE: 1/16" = 1'-0"



2

Roof Plan

SCALE: 1/4" = 1'-0"



ISSUE	DATE	REMARKS
Zoning Set	10/8/2025	

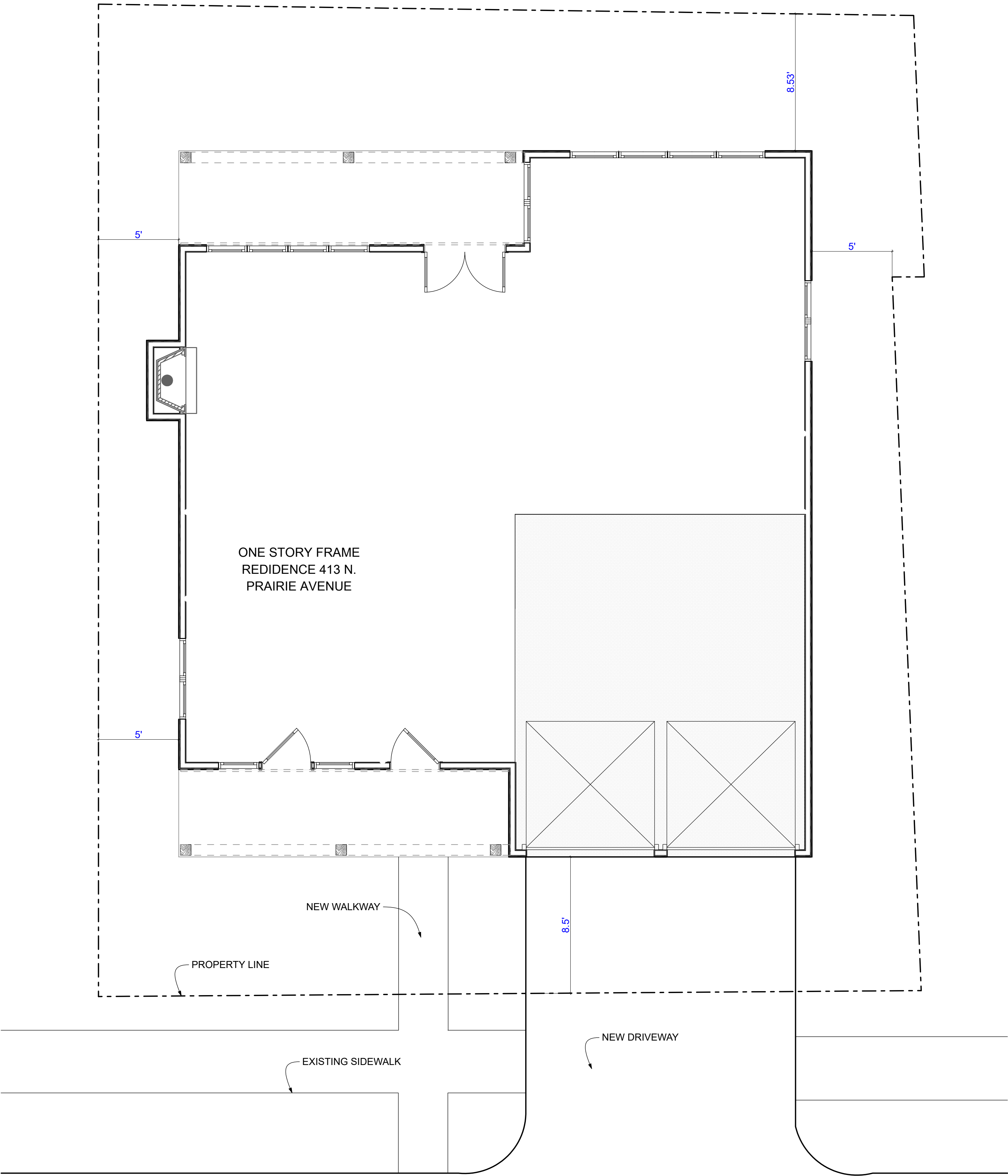
Architectural Services for:
Gulley Residence
413 N. Prairie Ave. Dallas Texas 75246
Hobson Crow, Architect, FAIA TX#: 17604

A1.03

Proposed Site and
Roof Plans

11/19/2025

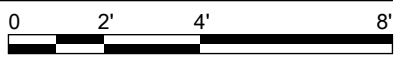
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NORTH PRAIRIE AVENUE

1 Site Plan

SCALE: 1/4" = 1'-0"



ISSUE	DATE	REMARKS
Zoning Set	10/8/2025	

Architectural Services for:
Gulley Residence
413 N. Prairie Ave. Dallas Texas 75246
Hobson Crow, Architect, FAIA TX#: 17604

A1.02
Site Plan
12/8/2025