

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 2515 Echo Dr NE

Andrew & Tiffany Hedrich, Applicants

City: Atlanta State: GA Zip: 30345

Parcel ID Number(s): 18 206 01 003 Acreage: .417

District: 18th Land Lot: 3 Block: C Parcel:

Commission District(s): Dekalb Super District:

Type of Hearing Requested (check one):

- [x] VARIANCE (from Development Standards causing undue hardship upon owners of property.)
[] SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)
[] OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

[] Owner [x] Agent

John T. Smyth 03/10/2026

Signature Date

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 03/12/2026

Applicant Signature: 

DATE: 03/12/2026

Applicant Signature: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 03/12/2026 Applicant/Agent Signature: John T. Smyth

TO WHOM IT MAY CONCERN:

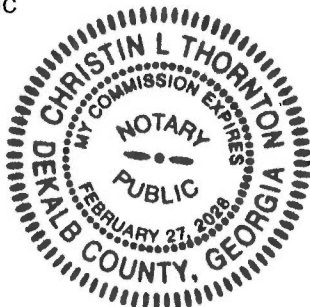
(I)/ (WE): Andrew and Tiffany Hedrich
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Christin Thornton 3/12/2026 John T. Smyth
Notary Public Owner Signature

Notary Public John T. Smyth
Owner Signature

Notary Public _____
Owner Signature



Subject: Variance request for side yard setback reduction – Section 27-2.2.1 –
Accessory Structure Construction

Dear Members of the Zoning Board of Appeals,

Our names are Andrew and Tiffany Hedrich, and we are writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance. Our request pertains to the reduction of the side yard setback requirement from 10'-0" feet to 8'-0" feet on the east side of the property and from 10'-0" feet to 5'-0" feet on the west side of the property located at 2515 Echo Dr NE Atlanta, GA 30345. The purpose of the variance is to expand our existing home's footprint, including the expansion of our current carport to an enclosed garage. Having lived in our current home for over five years, we intend to make this our long-term permanent residence and wish to renovate our space to allow for a future family, support for our extended family as needed, and additional protection from environmental factors by having an enclosed spot for our vehicles and belongings.

1. Physical Conditions of the Site:

Our existing parcel is in a legal nonconforming state as the home was built in 1958 as a ranch style single floor property. As such, the side setback lines are not in conformance with the Zoning code update in 2015. As the home resides on a slope starting from the backyard setback line down to the front setback of the property, it is easiest to expand the house into the side yards since it is there that the lot is level and already graded for expansion.

2. Minimum Variance Necessary:

Our request is solely for the minimum variance necessary to make our garage usable. As the original carport was built in the 1950s, there is only 17'-9" of clear width which makes the space for two personal mid-size vehicles tight by today's modern car design standards. The planned buildout would enclose the Carport as a Garage, would increase the garage inside width to 22'-0", and would therefore allow for two mid-size vehicles to be parked without strain for the driver or passenger to enter or exit each vehicle. Our request is solely to expand for the functional needs of our property while remaining slightly more than 5'-0" from each side property line, thus not requiring additional fire-rated construction per Fire Marshall codes / requirements.

3. Public Welfare:

Our proposed addition will provide a betterment for our neighborhood and a positive impact on the appearance of our home consistent with nearby homes in the neighborhood. Many homes in the Echo Lake neighborhood have garages, so the improvement of our property would be coming into fashion with existing designs within our neighborhood. Furthermore, we have attached a letter of support from our immediate neighbor expressly providing support for our improvement plans and no concern of infringed privacy as a result of the project and setback line variances. The

proposed plans should not obstruct light, air, or access to neighboring properties, and we believe it will enhance the overall value of the surrounding area.

4. Ordinance Hardship:

A strict adherence to and interpretation of the current zoning laws would cause undue hardship for us in any meaningful improvement to our home. Strictly adhering to the 10'-0" setback is already at odds given our current home's design, and the expansion of the carport in any direction other than that proposed would take away from existing livable square footage if we did not expand under a zoning variance. The variance is essential to the construction of our project and is essential to allow for the reasonable use of our land.

5. Alignment with the Spirit of the Law:

In conjunction with the Dekalb County's Comprehensive plan, the 2050 Unified Plan summary spotlight on housing states a goal of the County is to continue protecting existing single-family neighborhoods and meet the demands and housing preferences of existing owners and prospective buyers. We seek to improve our home in accordance with existing homes in the neighborhood and maintain the neighborhood's character. Additionally, our designs consider the protections surrounding the light, air, and access between properties of our immediate neighbors and the overall visual language of our neighborhood.

We appreciate your time and consideration of our variance request. We are excited for the opportunity to enter the next phase of our home ownership and are willing to work with the appropriate authorities and guidelines to ensure our proposed variance request adheres to the broader goals and objectives of Dekalb County. Thank you for your attention to this matter.

Sincerely,

Andrew and Tiffany Hedrich

The image shows two handwritten signatures in blue ink. The top signature is for Andrew Hedrich, and the bottom signature is for Tiffany Hedrich. Both signatures are written in a cursive, flowing style.

14

N/F
ANDREW HEDRICH
DB 28735 PG 92
PID#18 206 01 003
LOT 3, BLOCK "C"
ECHO LAKE
~SUBDIVISION~
PB 27 PG 103

LOT ZONED R-100 (DeKALB COUNTY, GA)
LOT SIZE = 18,178 SF (0.417 ACRES)
SETBACKS:
FRONT = 50 FEET
SIDES = 10 FEET
REAR = 40 FEET
ALLOWABLE LOT COVERAGE = 6,331 SF = 35%
ALLOWABLE BUILDING HEIGHT = 35 FEET

SITE AREA
0.417 AC. OR
18,178 SQ. FT.

13

N/F
BLOCK "A", UNIT II
ECHO WOOD
~SUBDIVISION~
PB 30 PG 26

S 89°52'54" E 105.00'

EXIS 4' CHAIN-LINK FENCE

EXIS 8' WOOD FENCE

S 04°22'07" W 189.00'

N 02°27'29" E 168.00'

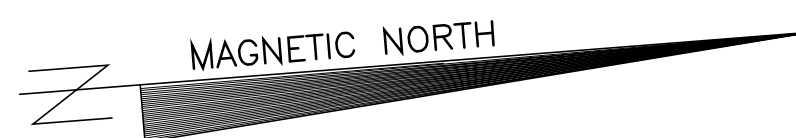
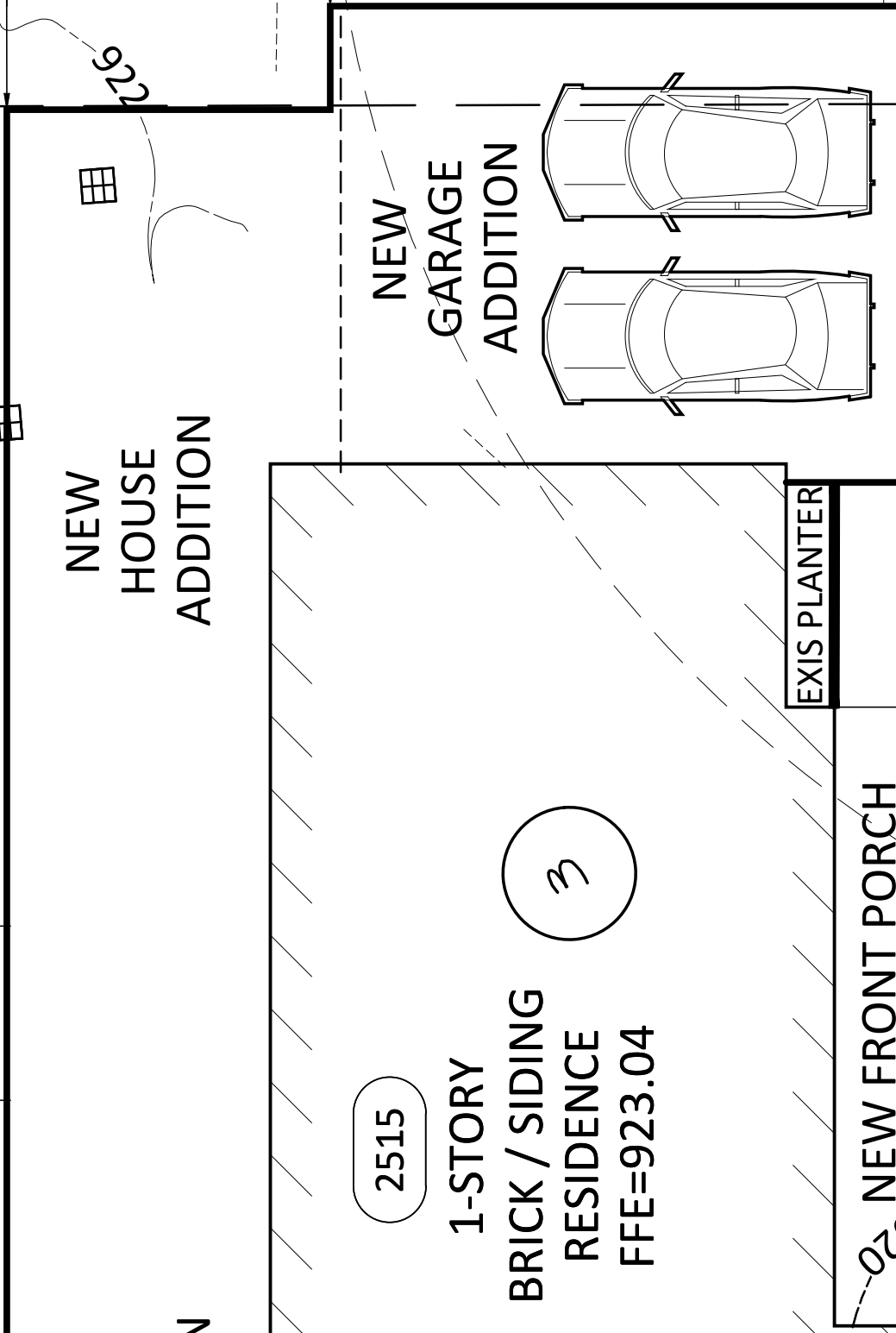
N 77°58'50" W 100.00'

ECHO DRIVE
(60' PUBLIC R/W)
PB 27 PG 103

ASPHALT
CURB

EXIST. BUILDING

EXIST. BUILDING



1 SITE PLAN - SCHEMATIC
SP2 SCALE 1/8" = 1'-0"

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RESIDENTIAL ARCHITECTURE
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ATLANTA, GA 30309
(404) 381-6000 | www.jmysmythdesign.com

STAMP(S)

SYMBOL	REVISIONS
	DESCRIPTION

DATE	DESCRIPTION
-/-/-	

CLIENT NAME: ANDREW & TIFFANY HEDRICH
PROJECT ADDRESS: 2515 ECHO DR NE
ATLANTA, GA 30345
DRAWING SET: ISSUED FOR VARIANCE
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ISSUE DATE
03/12/26
DRAWN BY: LTB
CHECKED BY: LTB
SCALE
(AS NOTED)
SHEET DESCRIPTION

SHEET NUMBER
SP2

March 5th, 2026

Zoning Board of Appeals

Letter of Support for Zoning Variance – Andrew Hedrich 2515 Echo Drive NE, Atlanta, GA 30345

Dear Members of the Zoning Board of Appeals,

I am writing in support of the zoning variance application submitted by my neighbor, Andrew Hedrich, regarding the property located at 2515 Echo Drive NE, Atlanta, GA 30345.

My residence, 2523 Echo Drive NE, Atlanta, GA 30345, is located immediately next door to the Hedrichs' property, on their left when viewing their house from the street. I have reviewed the proposed plans and understand that the applicant is seeking a variance to allow for a side-yard setback reduction.

Based on my familiarity with the property and the surrounding neighborhood, I believe the requested variance is reasonable and appropriate. The proposed project will not negatively impact my property or the character of our neighborhood. In my view:

- The improvement is consistent with the scale and appearance of nearby homes.
- It will not obstruct light, air, or access to neighboring properties.
- It will not create additional traffic, noise, or drainage concerns.
- I expect it may enhance the overall appearance and value of the area.

I have spoken directly with Andrew Hedrich about the project and appreciate his willingness to communicate openly with neighbors. I have no objection to the variance request and respectfully encourage the Board to approve the application.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin R. McCormack". The signature is written in a cursive, flowing style.

Benjamin McCormack