



Lorraine Cochran-Johnson

Chief Executive Officer

**DeKalb County Zoning Board of Appeals**  
Department of Planning & Sustainability  
178 Sams Street,  
Decatur, GA 30030

**Wednesday, June 10, 2026**

**Planning Department Staff Analysis**



Juliana  
Njoku

Director

**D2. Case No: A-26-1247919**

**Parcel ID(s): 18 206 01 033**

**Commission District 02 Super District 06**

**Applicant:** **Taslimm Quraishi**  
2514 Echo Drive  
Atlanta, GA 30345

**Owner:** **Taslimm Quraishi**  
2514 Echo Drive  
Atlanta, GA 30345

**Project Name:** **2514 Echo Drive – New Home Construction**

**Location:** 2514 Echo Drive, Atlanta, GA 30345

**Requests:** Variance from Section 27-2.2.1 of the DeKalb County Ordinance to reduce the required 10 ft side yard setback to 6 ft (east) and 7 ft (west) to facilitate a residential addition in the R-100 (Residential Medium Lot-100) Zoning District.

**Recommendation:** Deferral

The recommended deferral is intended to allow the applicant sufficient time to submit revised architectural plans for staff review and Board consideration.

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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**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: \_\_\_\_\_

Applicant  
Signature:



DATE: \_\_\_\_\_

Applicant  
Signature:

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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**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: \_\_\_\_\_ Applicant/Agent Signature:  \_\_\_\_\_

TO WHOM IT MAY CONCERN:

(I)/ (WE): \_\_\_\_\_  
(Name of Owners)

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature

# Letter of Intent

**Subject:** Variance Request for Side Yard Setback Reduction – Section 27-2.2.1 – House Addition

**Dear Members of the Zoning Board of Appeals,**

My name is Taslimm Quraishi, and I am writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance. My request pertains to the reduction of the side yard setback requirements on the East side from 10' to 6' and on the West side from 10' to 7'. The rear yard, no variance is needed per Section 5.2.1.A.2., for my property located at 2514 Echo Dr, Atlanta, GA 30345. The purpose of this variance is to facilitate the construction of an addition to our house, which is essential for our expanding family to provide them ample healthy, and habitable living space.

## **1. Physical Conditions of the Site**

The unique physical conditions of my property constitute a special case necessitating this variance. The house is legally non-conforming (grandfathered), having been originally constructed in 1957, long before the 2015 zoning code changes. The current house is already built as-is, which is the primary reason for this variance request. To construct the new addition correctly and maintain the structural continuity of the home, we must build it in line with the existing footprint of the original 1957 house along the current, non-conforming setback line for optimal use. These conditions are inherent and not a result of any actions taken by me or previous property owners.

## **2. Minimum Variance Necessary**

I assure you that my request is solely for the minimum variance necessary to render my property fully usable. The proposed 6 and 7 foot setback is essential for the practical and reasonable placement of the new addition, as the proposed layout is the **most conducive to the existing functional layout of the house**. Building the addition further back in the legally buildable area would disrupt the home's natural flow and is not a functional alternative. By utilizing the existing building line, we are ensuring our family can enjoy the full and reasonable use of our property without seeking advantages beyond those available to other property owners in the district.

### 3. Public Welfare

The proposed addition will provide a positive impact on the neighborhood and community, maintaining the existing home's aesthetic and integrating into the established neighborhood character. I have obtained and enclosed letters of support from my immediately adjacent neighbors:

- **East Side Neighbour:**
  - John Holbrook, residing at 2522 Echo Dr, Atlanta, GA 30345.
  
- **West Side Neighbor:**
  - Charles R. Coulter, residing at 2506 Echo Dr, Atlanta, GA 30345.

They have confirmed that the addition would neither intrude on their privacy nor create additional noise or traffic in the area. The reduced setback will not pose any harm to public welfare, neighboring properties, or the overall improvements in the R-100 zoning district.

### 4. Ordinance Hardship

A strict interpretation of the current 10-foot setback zoning laws in this specific case would cause undue hardship for my family. The existing property layout, built in 1957, is legally non-conforming ("grandfathered"). The proposed new structure must align with the existing footprint to maintain structural continuity and the home's original character. With strict enforcement of the current ordinance, a meaningful addition to accommodate my expanding family would be impossible. The requested variance is, therefore, essential to prevent this unnecessary hardship and would allow for a reasonable use of my land.

### 5. Alignment with the Spirit of the Law

I firmly believe that my variance request aligns with the spirit of the law and the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. The proposed construction is in line with the goals of recognizing traditional suburban land use patterns while also supporting **infill development**. The development aims to enhance the property's aesthetics, maintain community connectivity, preserve and

improve existing greenspace, and align with the proposed density for this R-100 zoned area.

In conclusion, I appreciate your time and consideration of my variance request. I am committed to working collaboratively to ensure that my proposed changes align with the broader goals and policies of DeKalb County.

Thank you for your attention to this matter and for your kind consideration. Have a good day.

Kind regards,

A handwritten signature in black ink, appearing to read 'Taslimm', with a horizontal line underneath it.

**Taslimm Quraishi**

**SURVEYOR'S CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

*Gerald H. Bernhard*

GERALD H. BERNHARD GEORGIA RLS NO. 2688

**FLOOD HAZARD STATEMENT**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0056K EFFECTIVE DATE: 08/15/2019  
ZONE 'X'

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

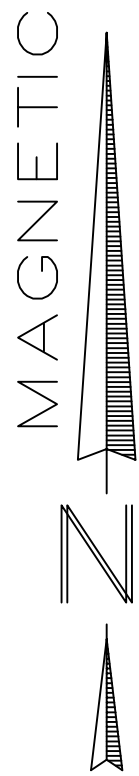
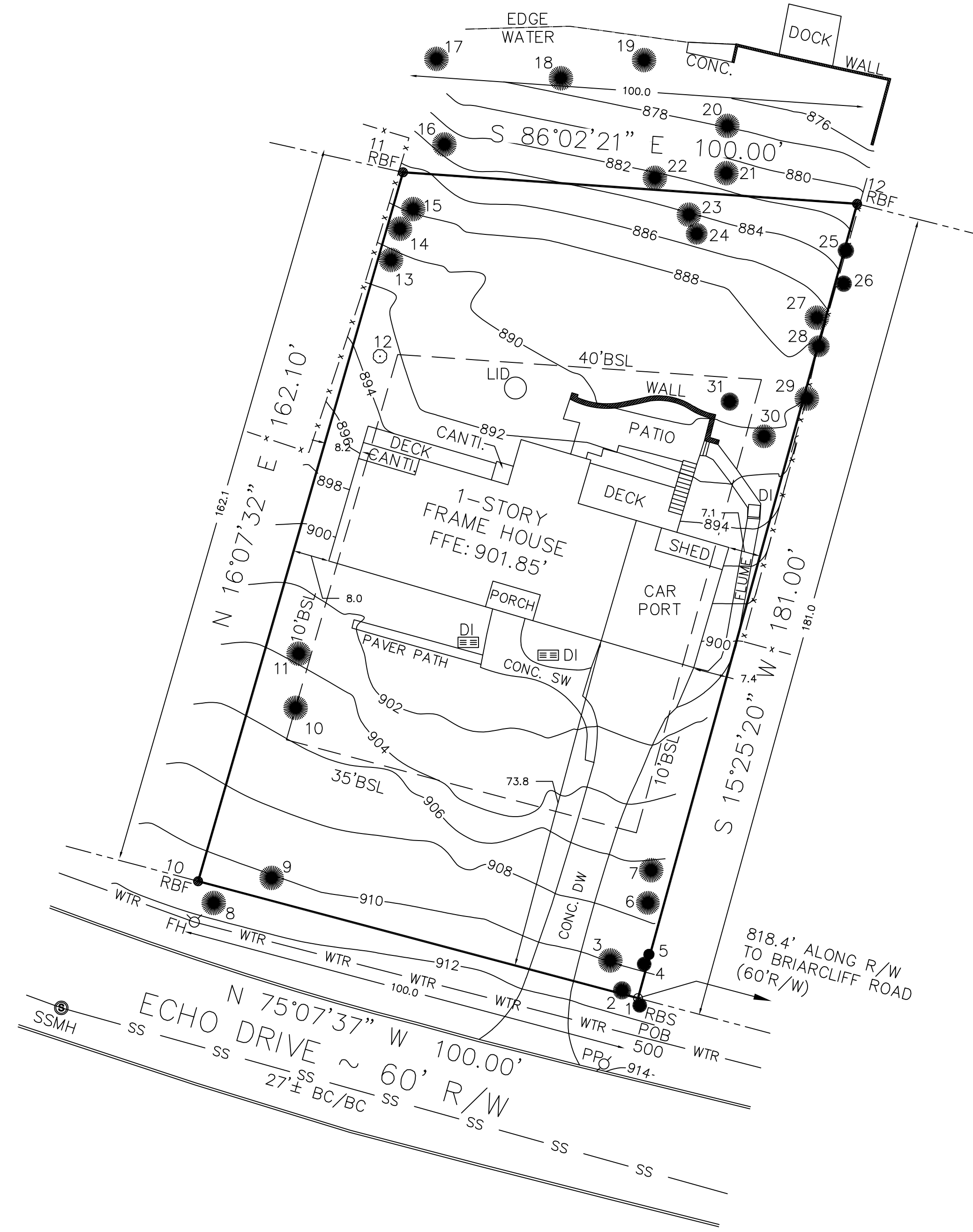
NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

\* L E G E N D \*

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND	R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE)	RBF REINFORCING BAR FOUND (1/2" UNO)
DW DRIVEWAY	RBS 1/2" REINFORCING BAR SET
EP EDGE OF PAVEMENT	SW SIDEWALK
FFE FINISH FLOOR ELEVATION	SSE SANITARY SEWER EASEMENT
FKA FORMERLY KNOWN AS	SSCO SANITARY SEWER CLEANOUT
IPF IRON PIN FOUND	SSMH SANITARY SEWER MANHOLE
L ARC LENGTH	-X- FENCE LINE
LL LAND LOT	CB CATCH BASIN
LLL LAND LOT LINE	SWCB STORM WATER CATCH BASIN
N NEIGHBOR'S	WALL



TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	8	POPLAR
2	10	POPLAR
3	27	PINE
4	8	POPLAR
5	6	POPLAR
6	13	PINE
7	19	PINE
8	36	POPLAR
9	24	POPLAR
10	23	POPLAR
11	23	POPLAR
12	6	OAK
13	13	PINE
14	26	PINE
15	18	POPLAR
16	21	PINE
17	28	PINE
18	24	PINE
19	19	PINE
20	15	POPLAR
21	20	POPLAR
22	27X21	POPLAR
23	16	POPLAR
24	12	POPLAR
25	9	POPLAR
26	9	MAG
27	21X15	POPLAR
28	12	POPLAR
29	20	POPLAR
30	13	POPLAR
31	10	MAG

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1813
CAR PORT	504
SHED	78
CONC. DW	874
CONC. SW	270
PORCH	64
DECK	303
STEPS	40
PATIO	316
CONC. PAD	18
FLUME	128
PAVER PATH	59
WALL	41
<b>TOTAL IMPERVIOUS</b>	<b>4508</b>

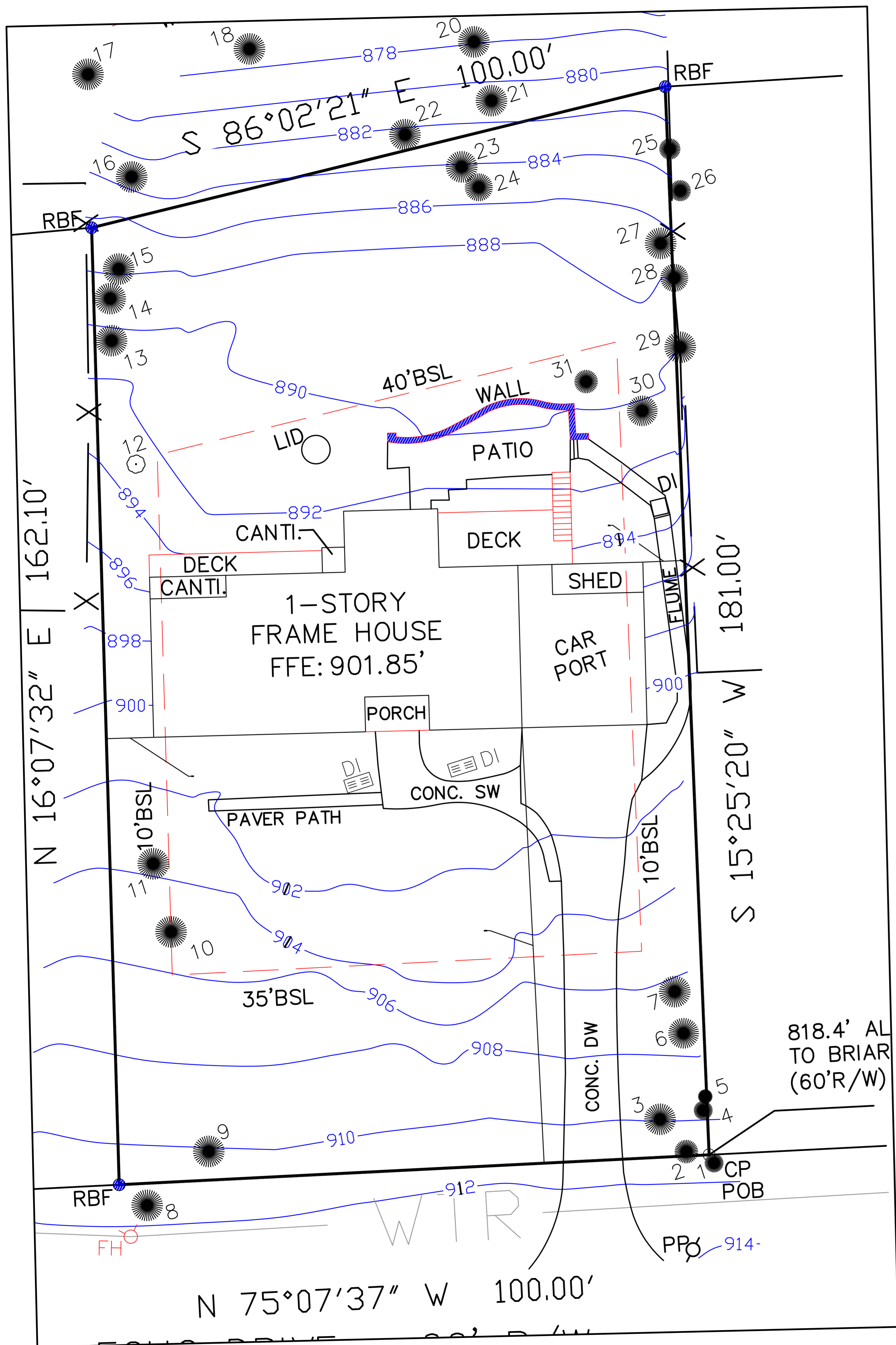
**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

**PROPERTY IS ZONED R-100**  
BUILDING SETBACK:  
FRONT 35'  
SIDE 10'  
REAR 40'  
MAX LOT COVERAGE -

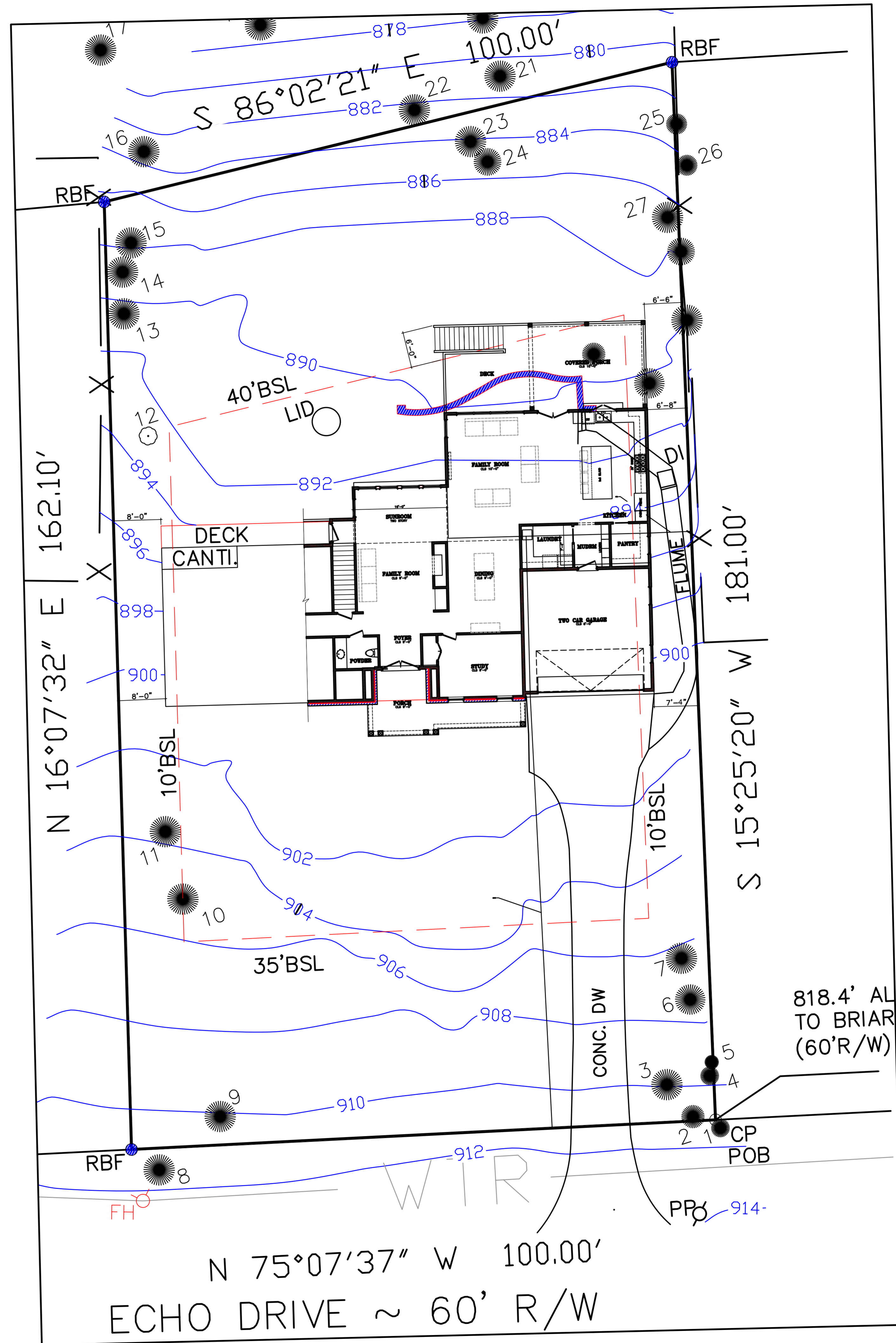


IF YOU DIG GEORGIA...  
CALL US FIRST  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITY PROTECTION CENTER  
IT'S THE LAW

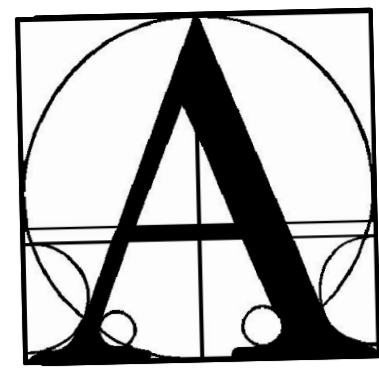
<p>PROPERTY ADDRESS: 2514 ECHO DR NE, ATLANTA, GA 30345</p> <p>LAND AREA: 16,973 SF 0.39 AC</p> <p>IMPERVIOUS AREA: EXIST= 4,508 SF= 26.6%</p> <p>ZONING: R-100</p>	<p>PLAT PREPARED FOR: <b>2514 ECHO DRIVE</b></p> <p>LOT 6 BLOCK A ECHO LAKE SUBDIVISION</p> <p>LAND LOT 206 18th DISTRICT PARCEL ID: 18 206 01 033 BY:</p> <p>DeKALB COUNTY, GEORGIA FIELD DATE: 09-02-2025 NH</p> <p>CITY OF ATLANTA DRAWN DATE: 09-03-2025 AE</p> <p>REFERENCE: PLAT BOOK 26, PAGE 135 ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED UNLESS USED TO CONVEY PROPERTY.</p> <p>REFERENCE: DEED BOOK 30270, PAGE 122</p> <p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p> <p>THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.</p>	<p>SURVEY SYSTEMS ATLANTA 650 LAKE DR. SW, SNELLVILLE, GA 30039 COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM CELL 678-591-6064 ~ OFFICE 404-760-0010</p>
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Existing Property Layout



Proposed Property Layout



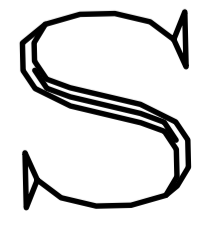
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2514 ECHO DRIVE  
ATLANTA GA 30345

ATRIVM DESIGN LLC  
RESIDENTIAL ARCHITECTURE  
ALPHARETTA - GEORGIA 30005  
atriumdesignllc@gmail.com

REVISIONS:


DATE: 5/22/2025  
JOB NO: 1115

SHEET NO:  
OF: 

NOT ISSUED FOR CONSTRUCTION

818.4' AL TO BRIAR (60'R/W)

N 75°07'37" W 100.00'  
ECHO DRIVE ~ 60' R/W

# Letter of Support

To: Members of the Zoning Board of Appeals

Re: Support for Existing Setback Requirements at 2514 Echo Dr, Atlanta GA 30345

Dear Members of the Zoning Board of Appeals,

I, Charles Coulter, residing at [REDACTED] Atlanta GA 30345, fully support Taslimm Quraishi, in maintenance of the existing setback requirements for their property at 2514 Echo Dr. Atlanta, GA 30345.

Thank you and have a good day.

Kind regards,

*Charles R. Coulter*

*12/10/2025*

Charles Coulter

# Letter of Support

To: Members of the Zoning Board of Appeals

Re: Support for Existing Setback Requirements at 2514 Echo Dr, Atlanta GA 30345

Dear Members of the Zoning Board of Appeals,

I, John Holbrook, residing at [REDACTED] Atlanta GA 30345, fully support Taslimm Quraishi, in maintenance of the existing (current property conditions) setback requirements for their property at 2514 Echo Dr. Atlanta, GA 30345.

Thank you and have a good day.

Kind regards,

A handwritten signature in black ink, consisting of a stylized 'J' and 'H' followed by a horizontal line.

John Holbrook