

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: _____

City: _____ State: _____ Zip: _____

Parcel ID Number(s): _____ Acreage: _____

District: _____ Land Lot: _____ Block: _____ Parcel: _____

Commission District(s): _____ Super District: _____

Type of Hearing Requested (check one):

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 Agent

John T. Smyth _____
Signature Date

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions



Planning & Sustainability Department Current Planning / Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

APPLICANT PERSONAL CONTACT INFORMATION PAGE

Applicant Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Owner Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Subject Property Address: _____

City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel(s): _____

Zoning Designation: _____ Zoning District(s): _____

I hereby authorize the staff of the Planning and Sustainability Department, Current Planning/Zoning Division, to inspect the property that is the subject of this application.

Owner Agent

Signature of Applicant: John T. Smyth Date: _____

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

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:

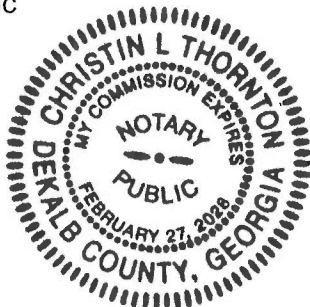
(I)/ (WE): Andrew and Tiffany Hedrich
(Name of Owners)

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:

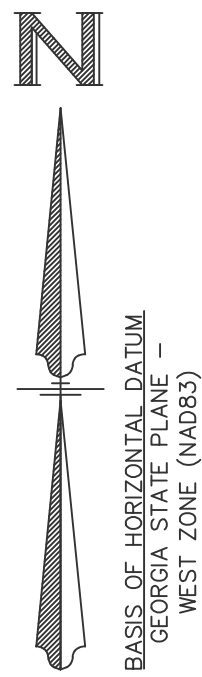
In conjunction with the Dekalb County's Comprehensive plan, the 2050 Unified Plan summary spotlight on housing states a goal of the County is to continue protecting existing single-family neighborhoods and meet the demands and housing preferences of existing owners and prospective buyers. We seek to 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.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

POINT #	DIA.	DESC.	NOTE
200	21"	EV	
201	31"	EV	
202	61"	EV	
203	10"	HW	
204	18"	HW	
205	4"	EV	
206	6"	EV	
207	3"	EV	
208	20"	US	

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE GREATER THAN ONE FOOT IN 800,000 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THE BEARING BASIS OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK), VERTICAL RELIEF SHOWN HEREIN BY (2-FOOT CONTOUR INTERVAL).
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY, TOPOGRAPHIC & TREE SURVEY" AND WAS COMPLETED ON 12-05-25 UTILIZING A TOPCON GT-503 ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CREEKS AND/OR WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.

Map or Plat 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 stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY 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 surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 11TH DAY OF DECEMBER IN THE YEAR OF 2025.

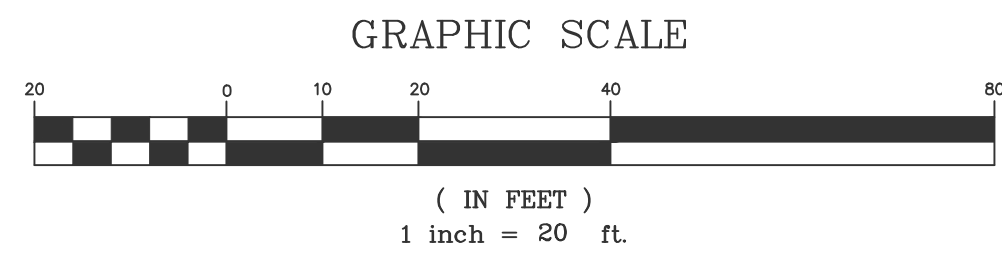
Michael R. Shepherd
MICHAEL R. SHEPHERD, GA RLS No. 3349



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

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

No. #	DATE / BY	DESCRIPTION



Legend			
○	IRON PIN FOUND	○	SEWER MANHOLE
□	CONC. R/W MARKER	○	CLEANOUT
△	INTERSECTION POINT	○	STORM DRAIN MANHOLE
◆	TEMPORARY BENCH MARK	○	CURB INLET
●	P.O.C. POINT OF COMMENCEMENT	○	DROP INLET
P.O.B.	POINT OF BEGINNING	○	MONITORING WELL
IPS	IRON PIN SET	○	HANDICAPPED PARKING SPACE
RFB	REBAR FOUND	○	SIGN
CMF	CONC. MONUMENT FOUND	○	BOLLARD
CTP	CRIMP TOP PIPE	○	EXCEPTIONS
OTP	OPEN TOP PIPE	○	TREE
(R)	RECORD DATA	○	HW HARDWOOD
(M)	MEASURED DATA	○	EV EVERGREEN
N/F	NOW OR FORMERLY	○	US UNDERSTORY
R/W	RIGHT-OF-WAY	○	FENCE LINE
BSL	BLDG SETBACK LINE	○	OHE— OVERHEAD ELECTRIC
RCP	REINFORCED CONC. PIPE	○	UGE— UNDERGROUND ELECTRIC
CMP	CORRUGATED METAL PIPE	○	GAS— GAS LINE
PVC	PLASTIC PIPE	○	UGT— UNDERGROUND COMM. LINE
DIP	DUCTILE IRON PIPE	○	W — WATER LINE
LS	LANDSCAPING	○	SS— SANITARY SEWER PIPING
BC	BACK OF CURB	○	SD — STORM DRAIN PIPING
EP	EDGE OF PAVEMENT	○	
DE	DRAINAGE EASEMENT	○	
SSE	SANITARY SEWER ESMT	○	
○	POWERPOLE	○	
○	GUY WIRE	○	
○	LIGHT POLE	○	
○	ELEC. TRANSFORMER	○	
○	ELEC. MANHOLE	○	
○	WATER MANHOLE	○	
○	WATER VALVE	○	
○	WATER METER	○	
○	FIRE HYDRANT	○	
○	BACK FLOW PREVENTOR	○	
○	GAS VALVE	○	
○	GAS METER	○	
○	UNKNOWN MANHOLE	○	
○	COMM. BOX	○	
○	COMM. MANHOLE	○	
○	TRAFFIC MANHOLE	○	
○	TRAFFIC SIGNAL BOX	○	
○	AIR CONDITIONER	○	
○	MAIL BOX	○	

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
3. THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISIONING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, PROVIDED DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY AN UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

Significant Observations

A - NONE OBSERVED

FEMA Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 130896005K, WHICH BEARS AN EFFECTIVE DATE OF 8/15/2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



PROVIDING CLIENT NEEDS SINCE 1990 ACROSS THE SOUTHEAST IN THE AREAS OF:
Construction Layout • GPS Modeling
Land Surveying • Site Development Consulting

Boundary, Topographic & Tree Survey For:
Andrew Hedrich
Site Address: 2515 Echo Drive
Atlanta, GA 30345
Land Lot(s) 206 of the 18th Land District
DeKalb County, Georgia



Sheet / Drawing Scale
1" = 20'
Unless Otherwise Noted
GSA Project No.
25-10-370
Drawn By / Field Crew
AU 12-05-25
Sheet No. 01 OF 01

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'

EXIS 8' WOOD FENCE

S 89°52'54" E 105.00'

EXIS 4' CHAIN-LINK FENCE

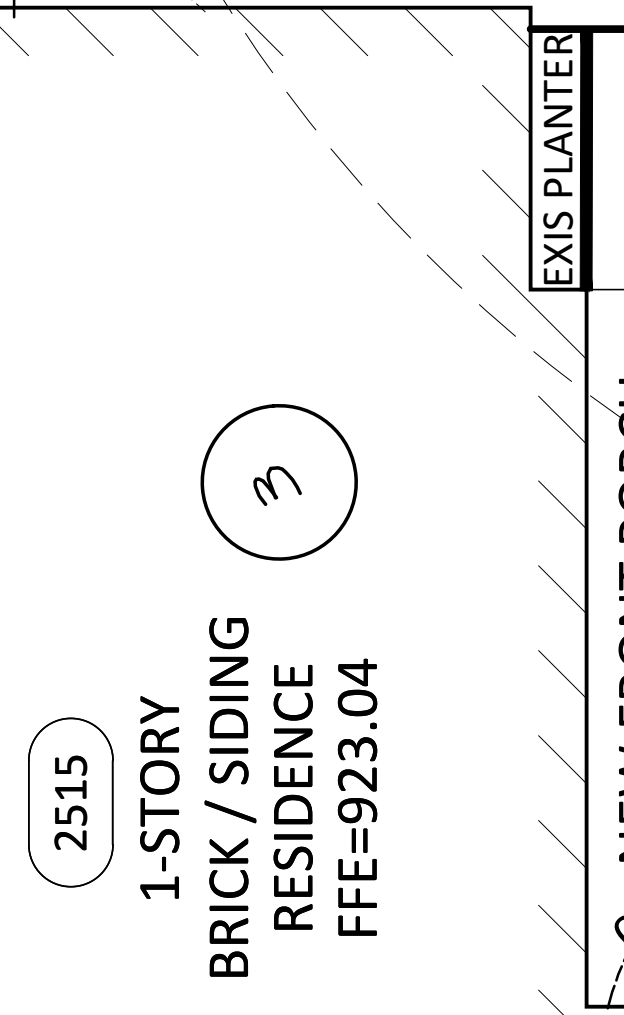
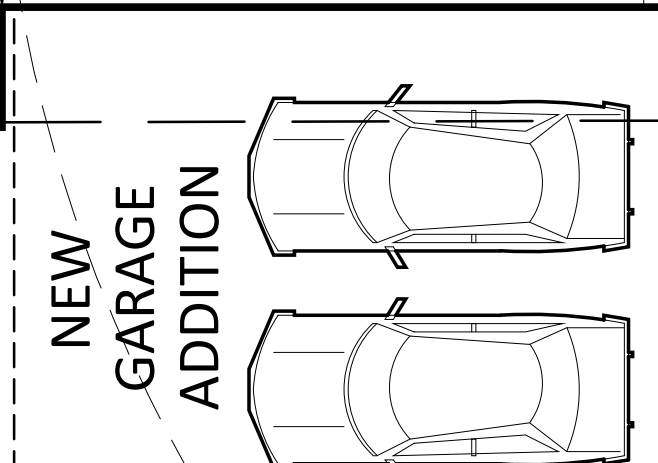
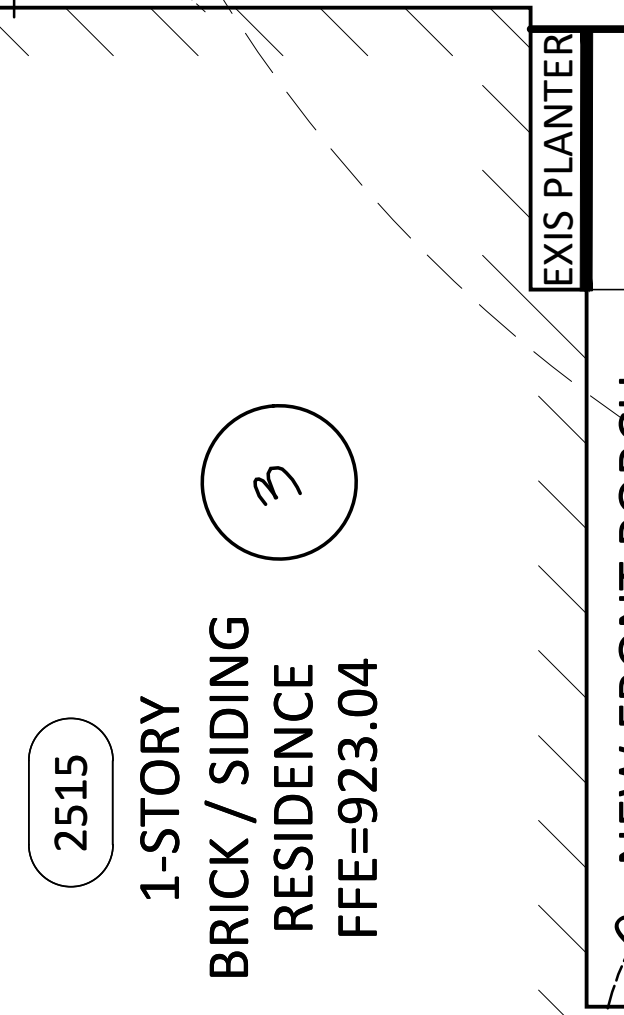
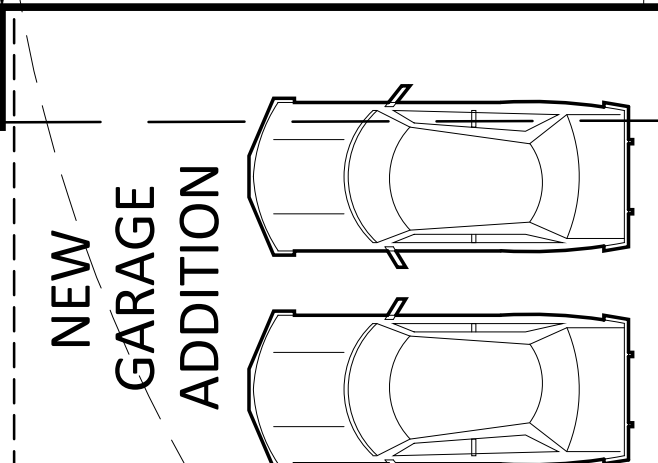
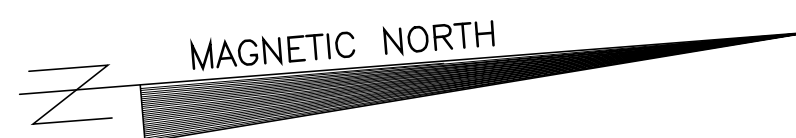
EXIS 8' WOOD FENCE

N 02°27'29" E 168.00'

EXIS 4' CHAIN-LINK FENCE

EXIST. BUILDING

EXIST. BUILDING



P.O.B.
1/2" RBF

N 77°58'50" W 100.00'

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

ASPHALT

CURB

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

THESE DRAWINGS ARE COPYRIGHTED AND
SUBJECT TO COPYRIGHT AS AN "ARCHITECTURAL
DRAWING" UNDER THE PROVISIONS OF
ACT 17 U.S.C. AS AMENDED DECEMBER 1980
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CREATION OF CONSTRUCTION OR BUILDING
COMPENSATION TO J. SMYTH DESIGN, LLC.

J. SMYTH DESIGN
RESIDENTIAL ARCHITECTURE
2285 PEACHTREE RD NE #1001
ATLANTA, GA 30309
(404) 381-6000 | www.jmysmythdesign.com

STAMP(S)

DATE	REVISIONS	DESCRIPTION
-/-/-		

CLIENT NAME: ANDREW & TIFFANY HEDRICH
PROJECT ADDRESS: 2515 ECHO DR NE
ATLANTA, GA 30345
DRAWING SET: ISSUED FOR VARIANCE
THESE DRAWINGS AND ALL REPRODUCTIONS ARE THE PROPERTY OF
J. SMYTH DESIGN, LLC AND MAY BE USED OR REPRODUCED ONLY
WITH THE WRITTEN PERMISSION OF J. SMYTH DESIGN, LLC.

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