



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, July 8, 2026

Planning Department Staff Analysis



Juliana
Njoku

Director

D3. Case No: A-26-1248049

Parcel ID(s): 18 206 01 003

Commission District 02 Super District 06

Applicant: **Andrew and Tiffany Hedrich**
2515 Echo Drive NE
Atlanta, GA 30345

Owner: **Andrew and Tiffany Hedrich**
2515 Echo Drive NE
Atlanta, GA 30345

Project Name: **2515 Echo Drive - Residential Additions / Garage Conversion**

Location: 2515 Echo Drive NE, Atlanta, GA 30345

Requests: Variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the eastern side yard setback from 10 feet to 8 feet and the western side yard setback from 10 feet to 5 feet, to facilitate expansion of an existing single-family residence, including enclosure of an existing carport into a garage and related residential additions, in the R-100 (Residential Medium Lot) zoning district.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the enclosed garage addition, associated residential additions, front porch improvements, and related walkways shown on the submitted site plan.
3. Approval of this variance is limited to the specific improvements shown on the submitted site plan, including enclosure of the existing carport and related residential additions, and shall not be construed to permit additional expansion within the reduced side yard setbacks.

4. The reduced side yard setbacks approved herein shall apply only to the portions of the structure shown on the approved plans, and all other portions of the residence shall comply with the minimum required setbacks of the zoning ordinance.
5. The proposed improvements shall be constructed in a manner that does not adversely impact drainage onto adjacent properties.

STAFF FINDINGS:

The subject property is an existing single-family residential property located at 2515 Echo Drive NE in the R-100 zoning district. The application materials identify the parcel as Lot 3, Block C, Echo Lake Subdivision, containing approximately 0.417 acres (18,178 square feet). The packet includes a boundary/topographic survey and schematic site plan showing a one-story brick and siding residence, an existing carport area, and proposed additions including enclosure of the carport into a garage, other residential additions, a new front porch and steps, and a new walk. The applicant states the home was built in 1958 and that the proposal is intended to improve the long-term functionality of the residence. The primary scope is to enclose the existing carport into a garage, along with associated residential additions shown on the submitted site plan.

Following the May 13 deferral, the applicant submitted an updated existing survey, an amended site plan for the July 8 hearing, and a signed neighbor letter of agreement. The amended materials clarify the R-100 zoning, property lines, and proposed side-yard setbacks, and revise the western side-yard request from five feet to seven feet while maintaining the eastern side-yard request at approximately eight feet.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

Existing site topography, in combination with the established placement of the older residence and carport, presents the primary hardship. The applicant indicates the house was constructed in 1958, predating current zoning code, and sits on a slope descending toward the front of the property. The survey materials likewise show notable grade change across the lot. Based on the record, these existing site conditions constrain where additions can reasonably occur and make side-yard expansion the most practical area for the proposed improvement, rather than reflecting a purely elective preference for an alternative layout.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The existing carport provides approximately 17 feet 9 inches of clear width, which is limited relative to modern vehicle dimensions, and the proposed enclosure would increase the garage width to approximately 22 feet. Since the prior hearing, the applicant has reduced the requested western side-yard relief from five feet to seven feet from the property line. The request would preserve side separation from adjoining properties, with one side remaining at approximately 8 feet and the other at 7 feet, rather than eliminating setbacks altogether. The reduced western side yard setback is tied to the existing legal nonconforming placement of the primary structure and the location of the existing carport area proposed for enclosure.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The proposed improvements are residential in nature and are generally compatible with the surrounding single-family neighborhood. The record indicates the project is intended to improve the home in a manner consistent with nearby residences and asserts that the plans is not expected to obstruct light, air, or access to neighboring properties. The record includes a support letter from the adjacent neighbor at 2523 Echo Drive, who states that the project will not negatively impact the character of the neighborhood and is not expected to create additional traffic, noise, drainage, or access concerns.

The updated materials also include a signed letter of agreement between the applicants and the immediately affected western-side neighbors at 2507 Echo Drive acknowledging and supporting the amended request.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the side yard setbacks would create practical difficulty in adapting the existing residence for the proposed improvements. An expansion in other directions would conflict with the existing structure layout or require removal of usable living area. The request is specifically tied to adapting the existing structure and accommodating improvements within the constraints of the established building footprint.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The requested variances are consistent with the spirit and purpose of the zoning ordinance. Relief would allow a reasonable reinvestment in an existing single-family property without changing the use or materially disrupting neighborhood character. Here, the proposal remains an accessory improvement to an existing detached house in the R-100 district. The application is consistent with the County's broader goal of protecting existing single-family neighborhoods while allowing owners to maintain and improve their homes.

FINAL STAFF ANALYSIS:

The record reflects an older single-family residence on a sloping lot with an established site layout that predates the current zoning framework. The requested relief is tied to a specific proposal to enclose the existing carport into a garage and complete related residential additions shown on the submitted site plan. The packet includes a neighbor support letter and does not reflect evidence of material adverse impact to adjoining property or neighborhood character. Staff finds that the application presents sufficient grounds for approval of the requested variance relief, subject to conditions ensuring consistency with the approved plans and limiting the scope of the variance. The requested relief is limited to the existing structure and does not establish a precedent for similar reductions on unconstrained properties.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the enclosed garage addition, associated residential additions, front porch improvements, and related walkways shown on the submitted site plan.
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4. The reduced side yard setbacks approved herein shall apply only to the portions of the structure shown on the approved plans, and all other portions of the residence shall comply with the minimum required setbacks of the zoning ordinance.

5. The proposed improvements shall be constructed in a manner that does not adversely impact drainage onto adjacent properties.

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

Signature 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.

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

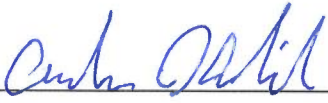
AUTHORIZATION OF THE PROPERTY OWNER

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

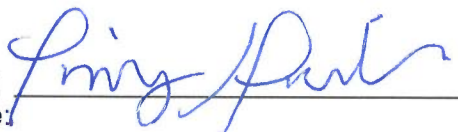
I hereby certify that the information provided in the application is true and correct.

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:

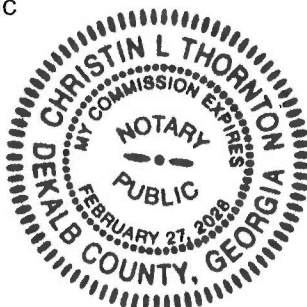
(I)/ (WE): Andrew and Tiffany Hedrich
(Name of Owners)

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

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

Notary Public 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:

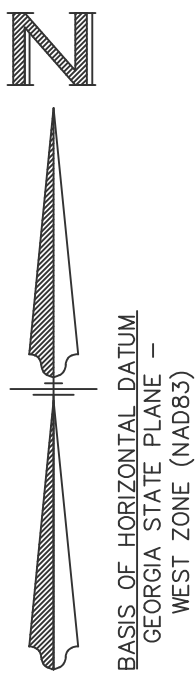
In conjunction with the Dekalb County's Comprehensive plan, the 2050 Unified Plan summary spotlight on housing states a goal of the County is to continue protecting existing single-family neighborhoods and meet the demands and housing preferences of existing owners and prospective buyers. We seek to 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 block contains two handwritten signatures in blue ink. The top signature is 'Andrew Hedrich' and the bottom signature is 'Tiffany Hedrich'. Both are written in a cursive, flowing style.



Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE GREATER THAN ONE FOOT IN 800,000 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- 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.
- 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.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK), VERTICAL RELIEF SHOWN HEREIN BY (2-FOOT CONTOUR INTERVAL).
- 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.
- 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

- 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.
- 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/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
- AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
- 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.

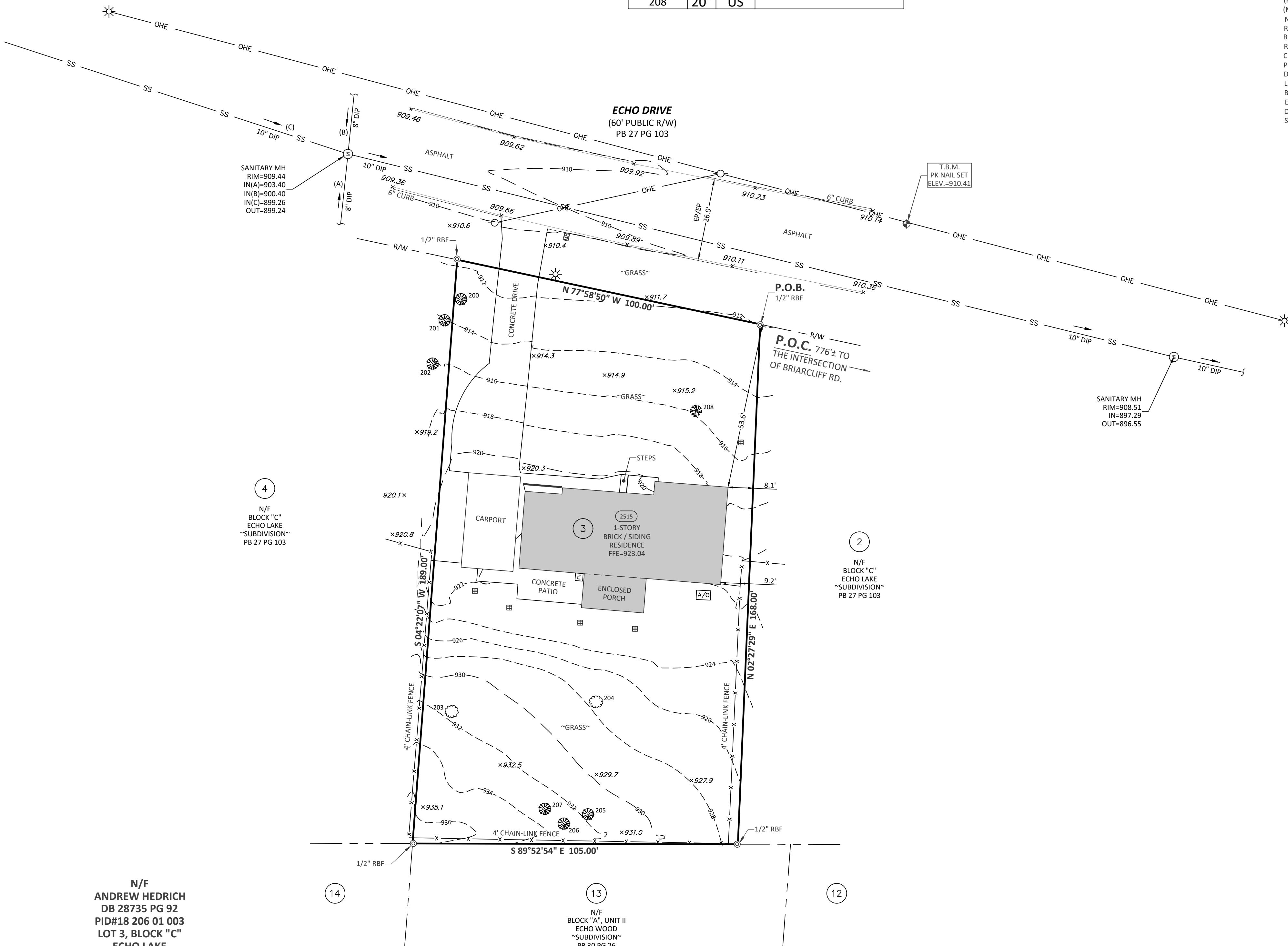
Michael R. Shepherd
MICHAEL R. SHEPHERD, GA RLS No. 3349



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.

TREE SUMMARY			
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	



Legend

- IRON PIN FOUND

□

IRON PIN SET

△

CONC. R/W MARKER

▲

INTERSECTION POINT

◆

TEMPORARY BENCH MARK

●

P.O.C. POINT OF COMMENCEMENT

○

P.O.B. POINT OF BEGINNING

○

IPS IRON PIN SET

○

REBAR FOUND

○

CMF CONC. MONUMENT FOUND

○

CTP CRIMP TOP PIPE

○

OTP OPEN TOP PIPE

○

(R) RECORD DATA

○

(M) MEASURED DATA

○

N/F NOW OR FORMERLY

○

R/W RIGHT-OF-WAY

○

BSL BLDG SETBACK LINE

○

RCP REINFORCED CONC. PIPE

○

CMP CORRUGATED METAL PIPE

○

PVC PLASTIC PIPE

○

DIP DUCTILE IRON PIPE

○

LS LANDSCAPING

○

BC BACK OF CURB

○

EP EDGE OF PAVEMENT

○

DE DRAINAGE EASEMENT

○

SSE SANITARY SEWER ESMT
- POWERPOLE

○

GUY WIRE

○

LIGHT POLE

○

ELEC. TRANSFORMER

○

ELEC. MANHOLE

○

ELECTRIC BOX

○

WATER MANHOLE

○

WATER VALVE

○

WATER METER

○

FIRE HYDRANT

○

BACK FLOW PREVENTOR

○

GAS VALVE

○

GAS METER

○

GAS MANHOLE

○

UNKNOWN MANHOLE

○

COMM. BOX

○

COMM. MANHOLE

○

CABLE TV RISER

○

TRAFFIC MANHOLE

○

TRAFFIC SIGNAL BOX

○

AIR CONDITIONER

○

MAIL BOX
- SEWER MANHOLE

○

CLEANOUT

○

STORM DRAIN MANHOLE

○

CURB INLET

○

DROP INLET

○

MONITORING WELL

○

HANDICAPPED PARKING SPACE

○

SIGN

○

BOLLARD

○

EXCEPTIONS

○

TREE

○

HARDWOOD

○

EVERGREEN

○

UNDERSTORY

○

—X— FENCE LINE

○

—OHE— OVERHEAD ELECTRIC

○

—UGE— UNDERGROUND ELECTRIC

○

—GAS— GAS LINE

○

—UGT— UNDERGROUND COMM. LINE

○

—W— WATER LINE

○

—SS— SANITARY SEWER PIPING

○

—SD— STORM DRAIN PIPING

Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- 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.
- 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 A 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. 13089C0056K, 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. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770-418-9823 FAX: 770-418-9289
www.ggsurveying.com
COA/LSF 000459

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

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

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

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

S 89°52'54" E 105.00'

EXIST. BUILDING

EXIST. BUILDING

A diagram showing a magnetic needle. The needle is a long, thin, tapered bar with a cross-hatched texture. It is oriented horizontally, pointing towards the left. At the left end of the needle, there are three short, parallel horizontal lines. Above the needle, the words "MAGNETIC NORTH" are written in a sans-serif font.

P.O.B.
1/2" RBF

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

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

SHEET NUMBER SP2	SHEET DESCRIPTION SCALE (AS NOTED)	DRAWN BY: JTS	CHECKED BY: JTS	ISSUE DATE 03/12/26	CLIENT NAME ANDREW & TIFFANY HEDRICH	PROJECT ADDRESS 2515 ECHO DR NE ATLANTA, GA 30345	DRAWING SET ISSUED FOR VARIANCE	THESE DRAWINGS AND ALL REVISIONS ARE THE PROPERTY OF J. SMYTH DESIGN, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF J. SMYTH DESIGN, LLC.	REVISIONS		STAMP(S)	 J. SMYTH DESIGN RESIDENTIAL ARCHITECTURE 2205 PEACH-TREE RD NE #1001 ATLANTA, GA 30309 (404) 351-5050 www.jamysmythdesign.com	THESE DRAWINGS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT OF 1976, AS AMENDED THROUGH 1990 AND KNOWN AS "ARCHITECTURAL WORKS." COPYRIGHT © 1990. THE PROTECTION INCULCATED HEREIN IS NOT LIMITED TO THE OVERALL FORM AS SHOWN, BUT EXTENDS TO THE SEQUENCE AND NUMBERING OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OR REPRODUCTION OF ANY PART OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF J. SMYTH DESIGN, LLC, IS LEGALLY PROHIBITED. ANY REPRODUCTION OR BUILDING CONSTRUCTION TO J. SMYTH DESIGN, LLC.
									DATE	SYMBOL			
									- / - / -	1			
									-----	2			

ISSUED FOR VARIANCE - MARCH 12, 2026

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, reading "Benjamin R. McCormack". The signature is written in a cursive, flowing style with a large initial 'B' and a long, sweeping underline.

Benjamin McCormack

Re: Zoning Board of Appeals DECISION LETTER - N7. 2515 Echo Drive_1248049



Hedrich Family <hedrichhouse@gmail.com>

To Carter, Lucas J

Cc Whitney T. Fuller; Wells, Debora M; Plansustain



Reply

Reply All

Forward



Wed 6/24/2026 5:00 PM



2515 Echo Drive - Existing Survey Sheet.pdf

1 MB



2515 Echo Drive - Amended Site Plan for Variance revised 06.22.26.pdf

698 KB



Signed Letter of Agreement - Hedrich and Clough.pdf

224 KB



CoCounsel for Microsoft O...

+ Get more add-ins

Lucas and Team,

My agent should be uploading these items to the Dekalb portal for our case number separately, but I wanted to make sure you had an email copy as well for quick reference. In response to our previous deferral on May 13th and upcoming meeting on July 8th, we have attached the requested documents for review and consideration. As a quick note, we are amending our request on the West side of our property side-yard setback variance request to be seven feet from the property line instead of the original request of five feet from the property line. We have come to an agreement with our neighbor and signed a letter attached here.

1. Updated existing survey clearly marking the R-100 zone and property lines signed off by our independent surveyor.
2. An updated site plan for our project in relation to our side yard set-backs.
3. A signed letter of agreement between the applicants (Andrew and Tiffany Hedrich) and our neighbors immediately impacted by the westward side-yard variance request (John and Sherry Clough) expressing approval of our amended request.

Please let us know if you have any questions or if there is anything else we can provide to assist with your team's review and recommendation.

Thanks,

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

LOT SIZE = 18,178 SF (0.417 ACRES)

FRONT = 50 FEET
SIDE 1 = 10 FEET (8.1' PROPOSED)
SIDE 2 = 10 FEET (7.0' PROPOSED)
REAR = 40 FEET

ALLOWABLE BUILDING HEIGHT = 35 FEET

c 00°52'54" E 105.00'

EVIS A' CHAIN-LINK FENCE

EXIS 8' WOOD FENCE

S 04°22'07" W 189.00'

NEW
HOUSE
ADDITION

NEW
ARAGE
DITION

1-STORY
BRICK / SIDING
RESIDENCE
FFE=923.04

NEW
HOUSE
ADDITION

NEW

EXIS 4' CHAIN-LINK FENCE

N 02°27'29" E 168.00'

EXIST. BUILDING

EXIST. BUILDING

EXIS CONCRETE
DRIVE

P.O.B.

N 77° 58' 50" W 100.00'

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

ASPHALT

CLIRB

EP/EP

PB 27 PG 103

ASPHALT

CLIENT NAME: ANDREW & TIFFANY HEDRICH

PROJECT ADDRESS: 2515 ECHO DRIVE
ATLANTA GA 30316

DRAWING SET: ISSUED FOR VARIANCE

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ISSUE DATE
06/22/26

DRAWN BY: JTS CHECKED BY: JTS

SCALE
(AS NOTED)

SHEET DESCRIPTION

SHEET NUMBER

SP2

REVISIONS

SYMBOL	UNIT	DESCRIPTION
1		

STAMP(S)

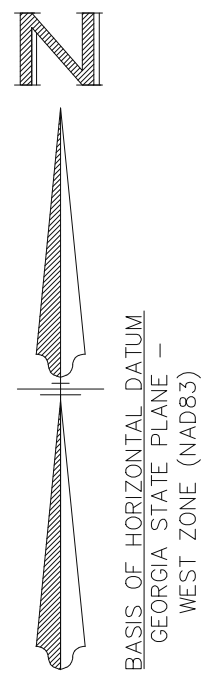
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RESIDENTIAL ARCHITECTURE

2285 PEACHTREE RD NE #1001
ATLANTA, GA 30309

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1) SITE PLAN - PROPOSED
2) SCALE 1/8" = 1'-0"

ISSUED FOR VARIANCE - JUNE 22, 2026



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE GREATER THAN ONE FOOT IN 800,000 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- 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.
- 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.
- 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).
- 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.
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Field Observation Notes

- 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.
- 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/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
- THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
- AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
- 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

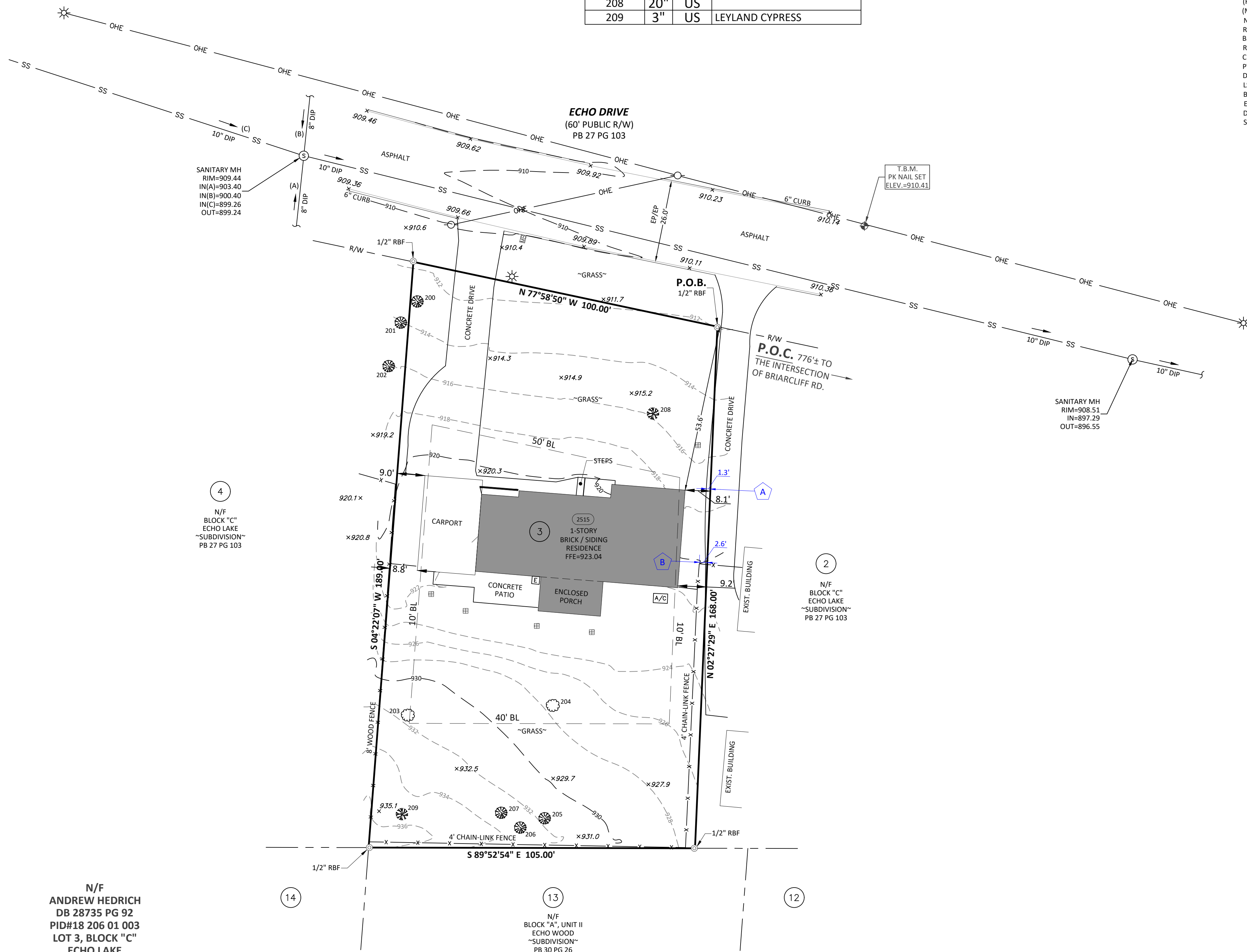
SITE AREA
0.417 AC. OR
18,178 SQ. FT.

DATE OF PRINT/PDF:

No. #	DATE / BY	DESCRIPTION
No. 1	02-26-26 / AU	COMMENTS



TREE SUMMARY			
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	
209	3"	US	LEYLAND CYPRESS



Legend

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

Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- 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.
- 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 A 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 - ADJOINER'S CONCRETE DRIVE CROSSES BOUNDARY LINE A MAX. DISTANCE OF 1.3'.
- B - ADJOINER'S CHAIN-LINK FENCE CROSSES BOUNDARY LINE A MAX. DISTANCE OF 2.6'.

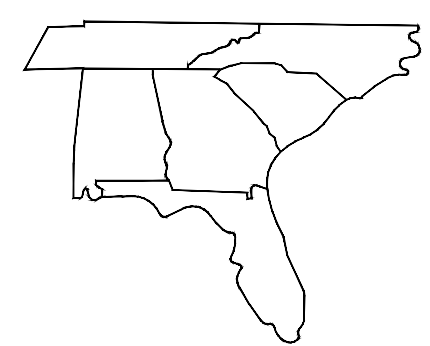
FEMA Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13089C0056K, 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. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



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EXISTING SHEET 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
JS
AU 12-05-25
Sheet No. 01 OF 01

Neighbor Letter of Agreement

Date: 6/5/26

This Letter of Agreement ("Agreement") is entered into by and between:

Andrew and Tiffany Hedrich, owners of the property located at **2515 Echo Drive NE, Atlanta, GA 30345** ("Hedrich Property"),

and

John and Sherry Clough, owners of the property located at **2507 Echo Drive NE, Atlanta, GA 30345** ("Clough Property").

Purpose

The parties are neighboring property owners and wish to document their mutual understanding and agreement regarding proposed improvements to their respective properties.

Agreement

1. Garage Expansion

John and Sherry Clough acknowledge and agree to Andrew and Tiffany Hedrich's proposed expansion of the side portion of the residence and/or enclosure of the existing carport into a garage on the Hedrich Property, extending no more than seven (7) feet from the shared property line between the Hedrich Property and the Clough Property. This acknowledgment is intended to express the Cloughs' support for the proposed improvement and any related zoning, variance, permitting, or approval processes that may be required by governmental authorities.

2. Fence Reconstruction

In consideration of the proposed garage expansion, John and Sherry Clough agree to reconstruct the existing wooden fence located along the shared property boundary between the Hedrich Property and the Clough Property.

The reconstructed fence shall be modified so that it extends a shorter distance toward the street than the current fence configuration, with the intent of reducing the visibility of the fence from the street and improving the appearance of the streetscape. This update will be completed after the remodeling of the Hedrich Property to ensure a cohesive match between the two properties.

3. Compliance with Laws

Nothing in this Agreement shall be construed as waiving any applicable zoning regulations, building codes, permit requirements, easements, or other legal

requirements. The Hedrichs shall remain responsible for obtaining all required governmental approvals for the proposed garage project.

4. **Voluntary Agreement**

This Agreement reflects the good-faith understanding of the parties regarding the matters described above and is entered into voluntarily by all parties.

5. **Entire Agreement**

This document constitutes the entire understanding between the parties regarding the subject matter described herein and may only be modified by a written agreement signed by all parties.

Signatures

Agreed and accepted:

John D. Clough
Sherry Clough
Date: June 5, 2026

John and Sherry Clough

Andrew Hedrich
Tiffany Hedrich
Date: 6/5/26

Andrew and Tiffany Hedrich