



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, August 12, 2026

Planning Department Staff Analysis



Juliana
Njoku

Director

D1. 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: Withdrawal without Prejudice

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: Taslimm Quraishi
Mailing Address: 2514 Echo Dr NE
City/State/Zip Code: Atlanta GA 30345
Email: [REDACTED]
Telephone: [REDACTED] Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Taslimm Quraishi
Address (Mailing): 2514 Echo Dr NE, Atlanta, GA 30345
Email: [REDACTED] Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2514 Echo Dr NE City: Atlanta State: GA Zip: 30345
District(s): 2/6 Land Lot(s): _____ Block: _____ Parcel: 18 206 01 033
Zoning Classification: R-100 Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

- ☒ 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.

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: 12/11/2025

Applicant 
Signature: _____

DATE: _____

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: 12/11/2025

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.

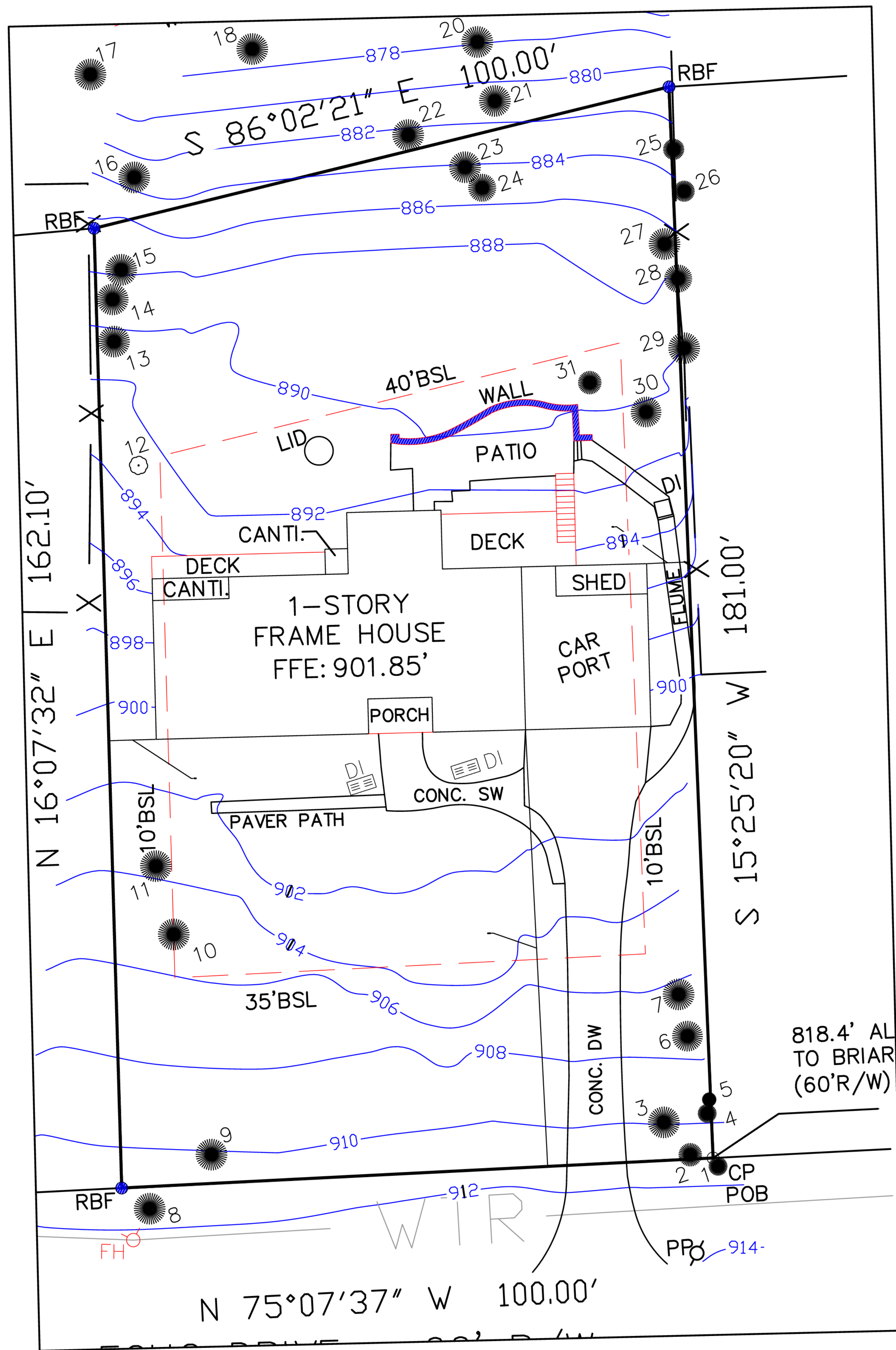
In conclusion, I appreciate your time and consideration of my variance request. I am committed to working collaboratively to ensure that my proposed changes align with the broader goals and policies of DeKalb County.

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

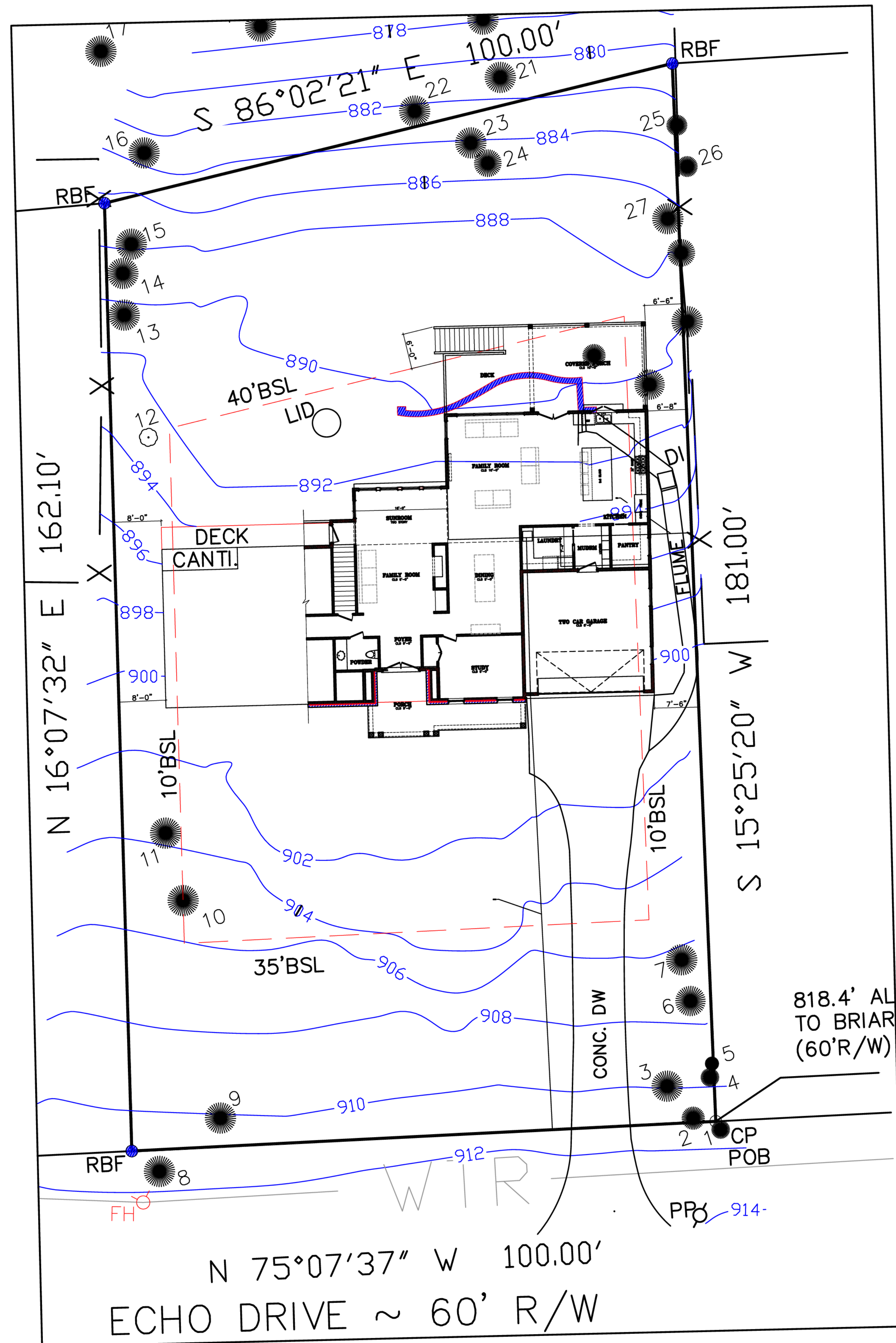
Kind regards,

A handwritten signature in black ink, appearing to read 'Taslimm', with a long horizontal flourish extending to the right.

Taslimm Quraishi

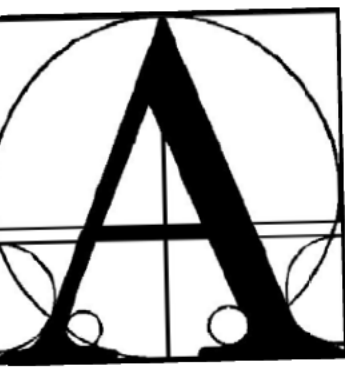


Existing Property Layout



Proposed Property Layout

NOT ISSUED FOR CONSTRUCTION



USE DRAWING IN THE
PROPERTY OF THE
OWNER. NO PART
NOT BE REPRODUCED
WITHOUT WRITTEN
PERMISSION
2025
© COPYRIGHT

2514 ECHO DRIVE
ATLANTA GA 30345

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

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 5/22/2025
JOB NO: 1115

SHEET NO:
OF:



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 2506 Echo Dr, 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 2522 Echo Dr, 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