ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 2514 Echo Dr NE

City: Atlanta State: GA Zip: 30345

Parcel ID Number(s): 18 206 01 033 Acreage: .39

District: 18 Land Lot: 206 Block: A 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.)

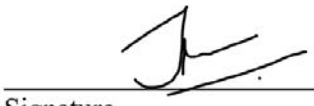
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEWTHE 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

10/23/2026
Date

ZONING BOARD OF APPEALS (ZBA) PPLICATION 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

DeKalb County
GEORGIA

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: 10/23/2026 Applicant Signature: _____

DATE: _____ Applicant Signature: _____

DeKalb County
GEORGIA

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 ZoningBoard of Appeals for the requests as shown in this application.

DATE: 10/23/2026 Applicant/Agent Signature: _____

TO WHOM IT MAY CONCERN:

(I)/ (WE): Sahebi Sayed
(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) – Residential Addition

Property Address: 2514 Echo Dr NE, Atlanta, GA 30345

Parcel ID: 18 206 01 033 (District 18, Land Lot 206, Block A, Echo Lake Subdivision)

Zoning Classification: R-100 (Suburban Character Area)

Applicant / Property Owner: J Hotez

Dear Chairperson and Members of the Zoning Board of Appeals,

My name is J Hotz on behalf of the owner, and I am writing to formally request a variance from **Section 27-2.2.1** of the DeKalb County Zoning Ordinance for the work on residential property located at **2514 Echo Dr NE, Atlanta, GA 30345**. Specifically, I am requesting a reduction of the R-100 side yard setback requirements from 10 feet to [7 feet 6 inches / 6 feet] on the East side (adjacent to 2522 Echo Dr) and from 10 feet to 8 feet on the West side (adjacent to 2506 Echo Dr). (Note: No rear yard setbac*k variance is required per Section 5.2.1.A.2.)*

Having lived in their current home for over five years, the family intends to make Echo Lake their long-term home. The purpose of this variance is to facilitate a residential addition that is essential to accommodate their growing, multi-generational household. Specifically, their 94-year-old mother is moving in to live with them so they can care for her, and their children currently share bedrooms and require dedicated, habitable living and sleeping spaces on the upper level. This addition will allow the family to safely and comfortably age in place together while caring for their elderly mother and enhancing the long-term livability of the home.

Below is an evaluation of our request against the five statutory variance criteria:

1. Physical Conditions of the Site

The unique physical conditions of the property and its existing improvements necessitate this variance:

- **Legally Non-Conforming ("Grandfathered") Structure:** The single-story frame home was originally constructed in **1957**, decades prior to the 2015 DeKalb County Zoning Ordinance updates. As built in 1957, the existing structure already sits partially within the modern 10-foot side yard setbacks. These conditions are inherent to the original 1957 construction and are not the result of any actions taken by the current or prior owners.
- **Angled Property Boundary & Topography:** As demonstrated on our certified survey (prepared by Gerald H. Bernhard, Georgia RLS No. 2688), the property lines are not perpendicular to Echo Drive. The East boundary runs at an angle ($S\ 15^{\circ}25'20"\ W$ for $181.00'$) and the West boundary runs at $N\ 16^{\circ}07'32"\ E$ for $162.10'$, while the topography slopes downward from the front of the lot (elevation ~912') toward the rear lakeside boundary (elevation ~878'), naturally exposing the lower basement level at the rear.

2. Minimum Variance Necessary

This request represents the absolute minimum variance necessary to make reasonable, functional use of the property by extending along the existing building line:

- **Vertical Stacking Along the Existing Footprint:** The proposed addition is designed to stack vertically—comprising the daylight basement, the main (first) level, and the new second-story addition—directly in line with the existing 1957 structural footprint. The second-story addition adds vertical living space over the footprint without expanding outward beyond the first-floor addition line.
- **Evaluation of Stepping the Wall Inward:** Following feedback from our prior appearance, we consulted directly with our architect (Atrium Design LLC) to evaluate whether the side wall could be stepped inward by 2.5 to 3 feet to strictly follow the 10-foot setback line. That evaluation confirmed that pulling the wall inward is not a viable functional or structural alternative for three key reasons:
    1. **Skewed Geometry from the Angled Lot Line:** Because the side property line runs at an angle relative to the front of the house, attempting to build

parallel to the 10-foot setback line would result in a straight front facade but an angled, skewed rear/side wall, or an abrupt "notched" cut-in across all three levels.

2. **Continuous Load-Bearing Stack & Roofline Disruption:** Because the basement, first floor, and second floor stack continuously from the foundation to the roof, stepping a narrow sliver of the wall inward disrupts the vertical load-bearing alignment, complicates the structural framing over the existing 1957 foundation, breaks the continuity of the roofline, and compromises the interior layout (including the main-level functional flow and utility/laundry/garage spaces).
3. **Aesthetic & Functional Integrity:** Stepping the addition inward creates a disjointed exterior elevation that looks artificially cut from both the front and rear perspectives, whereas continuing the existing build line preserves a cohesive, traditional architectural elevation.

3. Public Welfare and Neighbor Support

Granting this variance will not cause any detriment to the public welfare or impair the use, privacy, or enjoyment of adjacent properties:

- **Ample Building-to-Building Separation (~18.5 Feet):** A primary purpose of side yard setbacks in the R-100 district is to ensure adequate light, air, privacy, and emergency access between homes. On the East side, our neighbor's structure at **2522 Echo Dr** is set back **10 feet 3 inches** at the front and **11 feet 2 inches** at the rear from our shared property line. Combined with our proposed **7-foot 6-inch** setback, the actual structure-to-structure separation is **approximately 17.75 to 18.6 feet**—well above the standard distance needed for fire safety, emergency access, and visual privacy.
- **Unanimous Written Support from Immediately Adjacent Neighbors:** Both of our immediately adjacent neighbors have reviewed our plans and provided signed letters of support (enclosed with this application):
    - **East Side Neighbor:** John Holbrook, residing at [redacted] **Echo Dr NE, Atlanta, GA 30345**.
    - **West Side Neighbor:** Charles R. Coulter, residing at [redacted] **Echo Dr NE, Atlanta, GA 30345**.

- **Consistency with Neighborhood Pattern:** The proposed setback relief is consistent with the established residential pattern along Echo Drive, including similar side-yard setback relief previously granted nearby such as the reduction of existing boundary improvements and rear yard setbacks at 2522 Echo Dr.

4. Ordinance Hardship

Strict application of the current 10-foot side yard setback ordinance would result in an unnecessary and undue hardship. Because the existing 1957 home is legally non-conforming and already encroaches into the side setback, *any* meaningful vertical or horizontal expansion that maintains structural and architectural continuity with the existing home automatically triggers the need for a variance. Denying this variance would effectively prohibit us from modernizing and expanding our home to accommodate our multi-generational family.

5. Alignment with the Spirit of the Law

This variance request aligns fully with the spirit and intent of the DeKalb County Zoning Ordinance and the **Suburban Character Area** policies of the DeKalb County Comprehensive Plan:

- **Fulfills County Housing & Quality-of-Life Goals:** By allowing a quality infill renovation and expansion of an existing 1957 residence, the project adds functional residential square footage, supports multi-generational housing (allowing an elderly parent to live with family), and prepares the home for long-term future homeowners without altering neighborhood density.
- **Enhances Neighborhood Aesthetics & Functionality:** Maintaining a continuous building line produces a far superior architectural appearance from the street and lake, preserves safe building separation (~18.5 feet), and respects the character of the Echo Lake community.

In conclusion, we have carefully designed this addition—and included full site plans, a stamped retracement survey, neighbor support letters, and side elevations showing all levels—to ensure complete transparency and harmony with our neighbors and DeKalb County standards. Thank you very much for your time, consideration, and service to our community.

Kind regards,



J Hotez

For, 2514 Echo Dr NE, Atlanta, GA 30345
Email: [redacted] | Phone: [redacted]

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 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.

PROPERTY ADDRESS:
2514 ECHO DR NE,
ATLANTA, GA 30345

LAND AREA:
16,973 SF
0.39 AC

IMPERVIOUS AREA:
EXIST= 4,508 SF= 26.6%

ZONING: R-100

SCALE 1" = 20'

PLAT PREPARED FOR:

2514 ECHO DRIVE

LOT 6 BLOCK A ECHO LAKE SUBDIVISION

LAND LOT 206 18th DISTRICT PARCEL ID: 18 206 01 033 BY:

DeKALB COUNTY, GEORGIA FIELD DATE: 09-02-2025 NH

CITY OF ATLANTA DRAWN DATE: 09-03-2025 AE

REFERENCE: PLAT BOOK 26, PAGE 135
REFERENCE: DEED BOOK 30270, PAGE 122

ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

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.

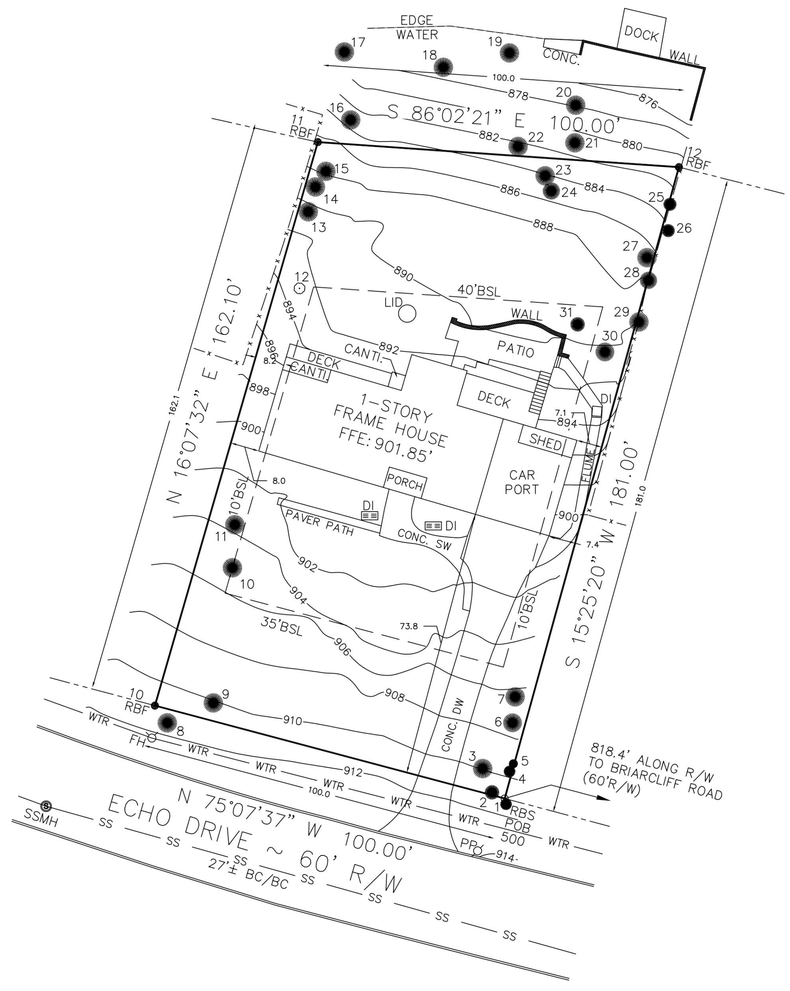
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR GERALD H. BERNHARD 09-03-2025

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

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

MAGNETIC N

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 -

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
TOTAL IMPERVIOUS	4508

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



1 / A1 EXISTING FRONT ELEVATION

SCALE: 1/4"



2 / A1 NEW FRONT ELEVATION

SCALE: 1/4"

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2514 ECHO DRIVE ATLALNTA GA 30345

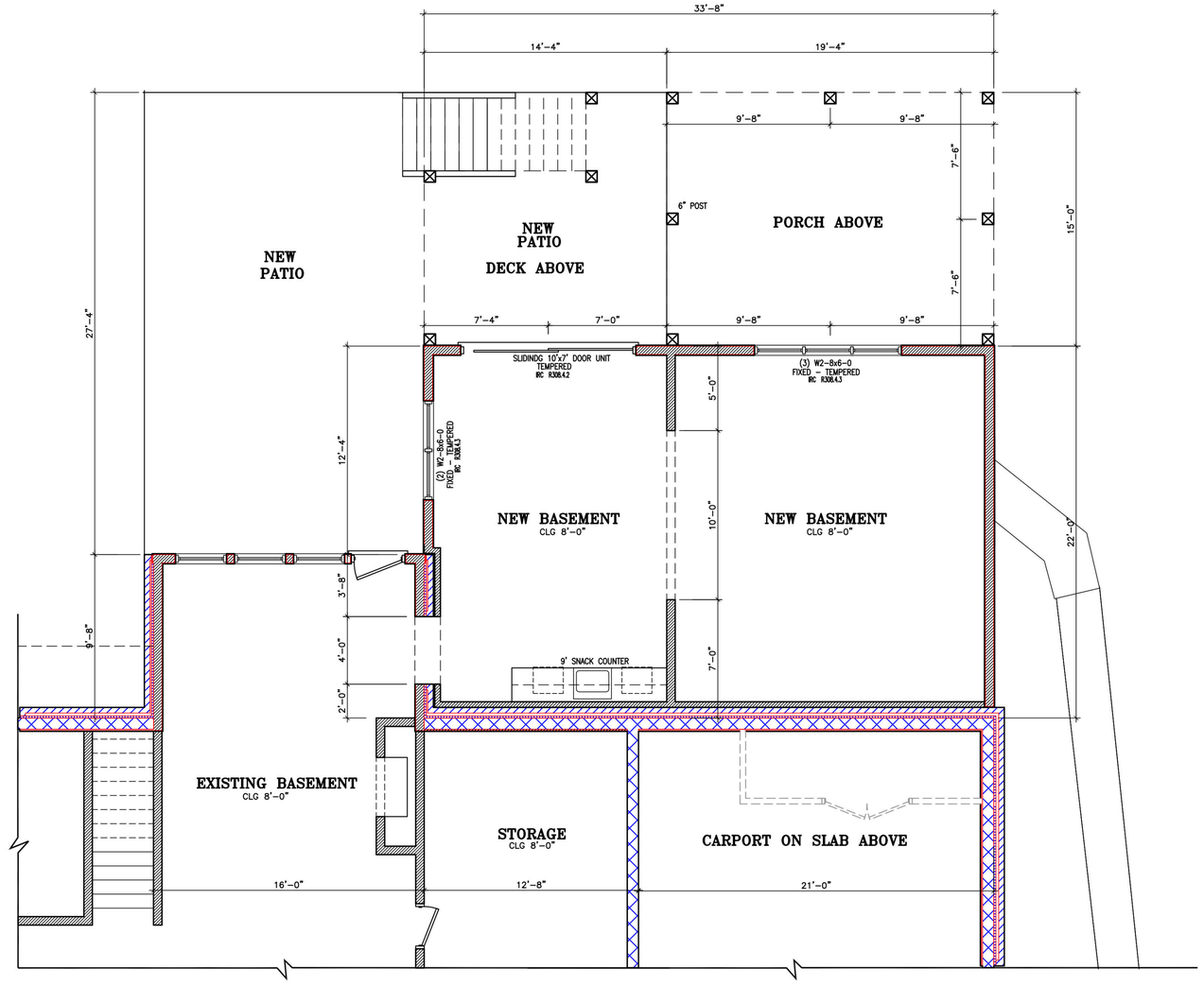
ATRIUM DESIGN LLC
RESIDENTIAL ARCHITECTURE
ALPHARETTA - GEORGIA 30005
atriumdesignllc@gmail.com

REVISIONS:
05/22/2025

DATE: 09/14/2026
JOB NO: 1216

SHEET NO: A1
OF:

ISSUED FOR CONSTRUCTION



NEW BASEMENT ADDITION
FINISHED HEATED
AREA: 720 SF

1/A2 EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4"

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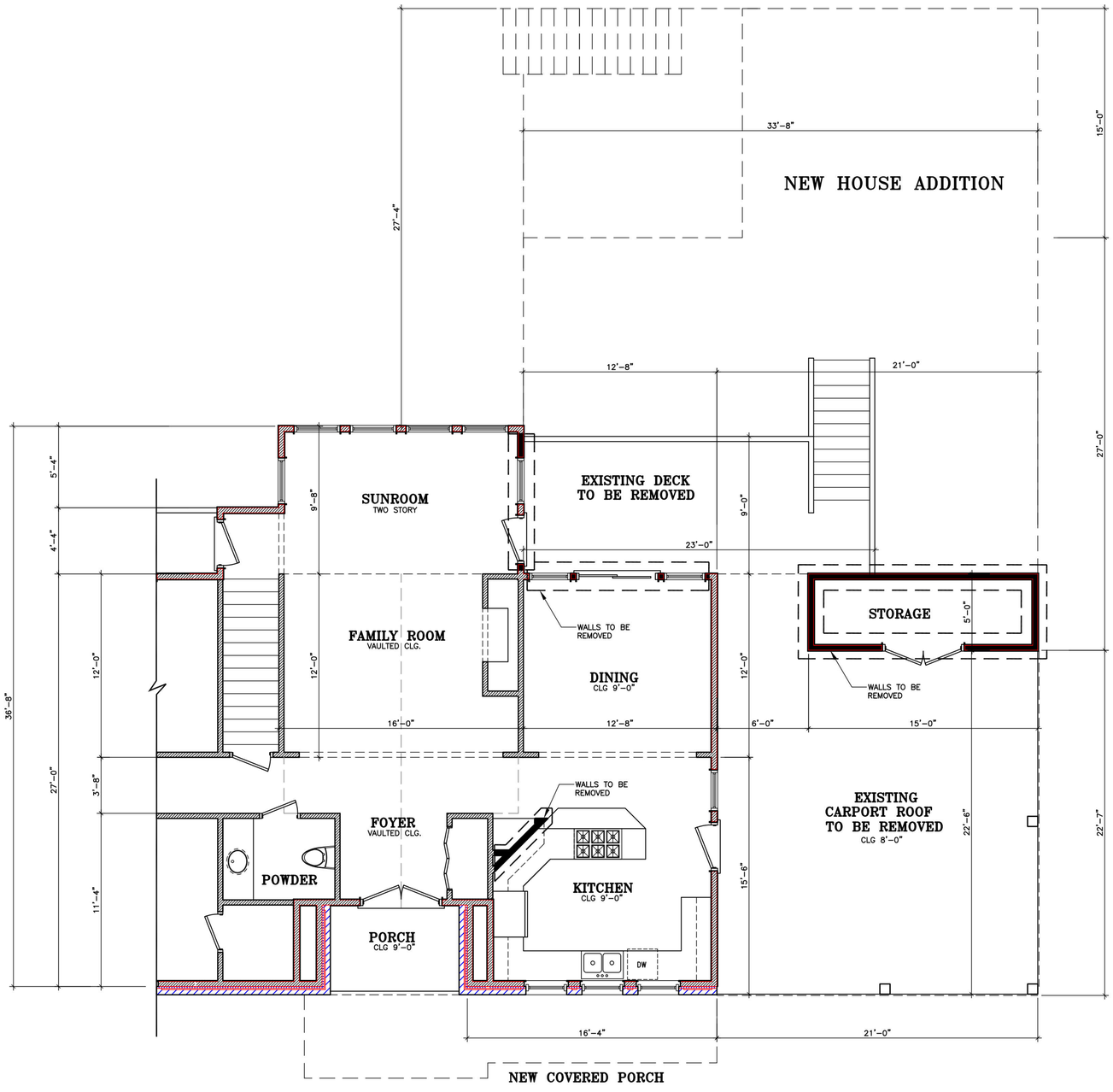
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REVISIONS:
05/22/2025

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SHEET NO: A2
OF:

ISSUED FOR CONSTRUCTION



1 / A3 EXISTING FIRST FLOOR PLAN

SCALE: 1/4"

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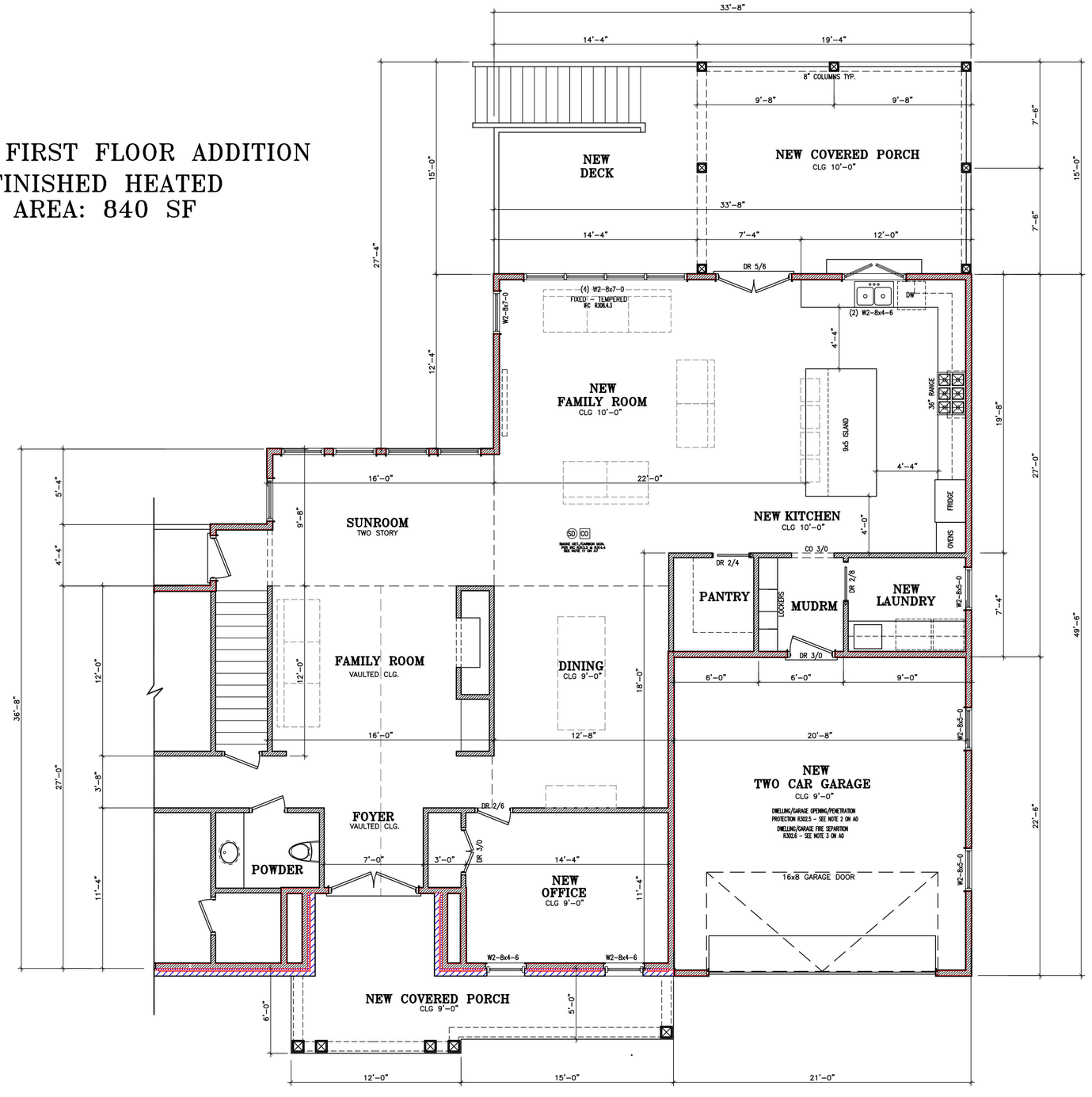
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05/22/2025

DATE: 09/14/2026
JOB NO: 1216

SHEET NO: A3
OF:

ISSUED FOR CONSTRUCTION

NEW FIRST FLOOR ADDITION
FINISHED HEATED
AREA: 840 SF



2 / A4 NEW FIRST FLOOR PLAN
SCALE: 1/4"

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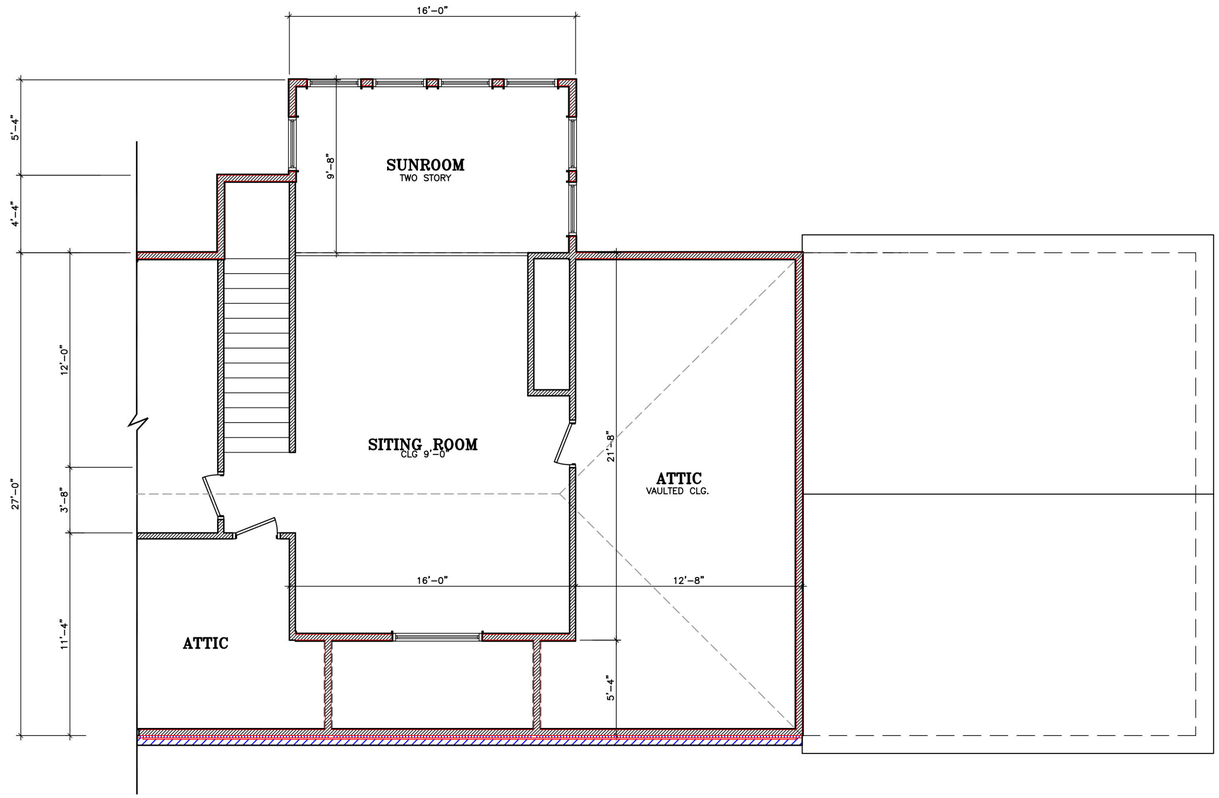
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REVISIONS:
05/22/2025

DATE: 09/14/2026
JOB NO: 1216

SHEET NO: A4
OF:

ISSUED FOR CONSTRUCTION



1 / A5 EXISTING SECOND FLOOR PLAN

SCALE: 1/4"

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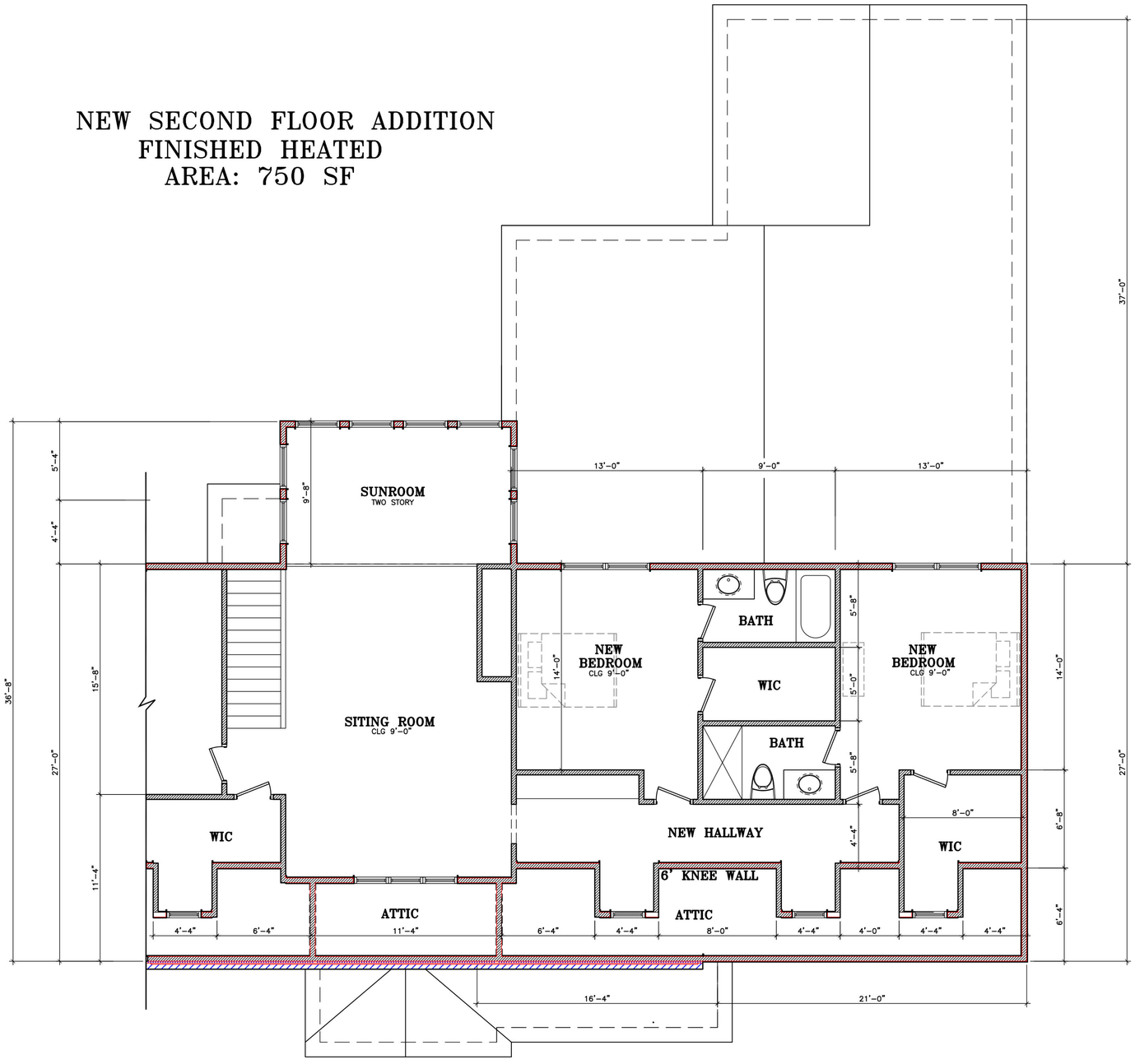
REVISIONS:
05/22/2025

DATE: 09/14/2026
JOB NO: 1216

SHEET NO: A5
OF:

ISSUED FOR CONSTRUCTION

NEW SECOND FLOOR ADDITION
FINISHED HEATED
AREA: 750 SF



1 / A6 NEW SECOND FLOOR PLAN
SCALE: 1/4"

ISSUED FOR CONSTRUCTION

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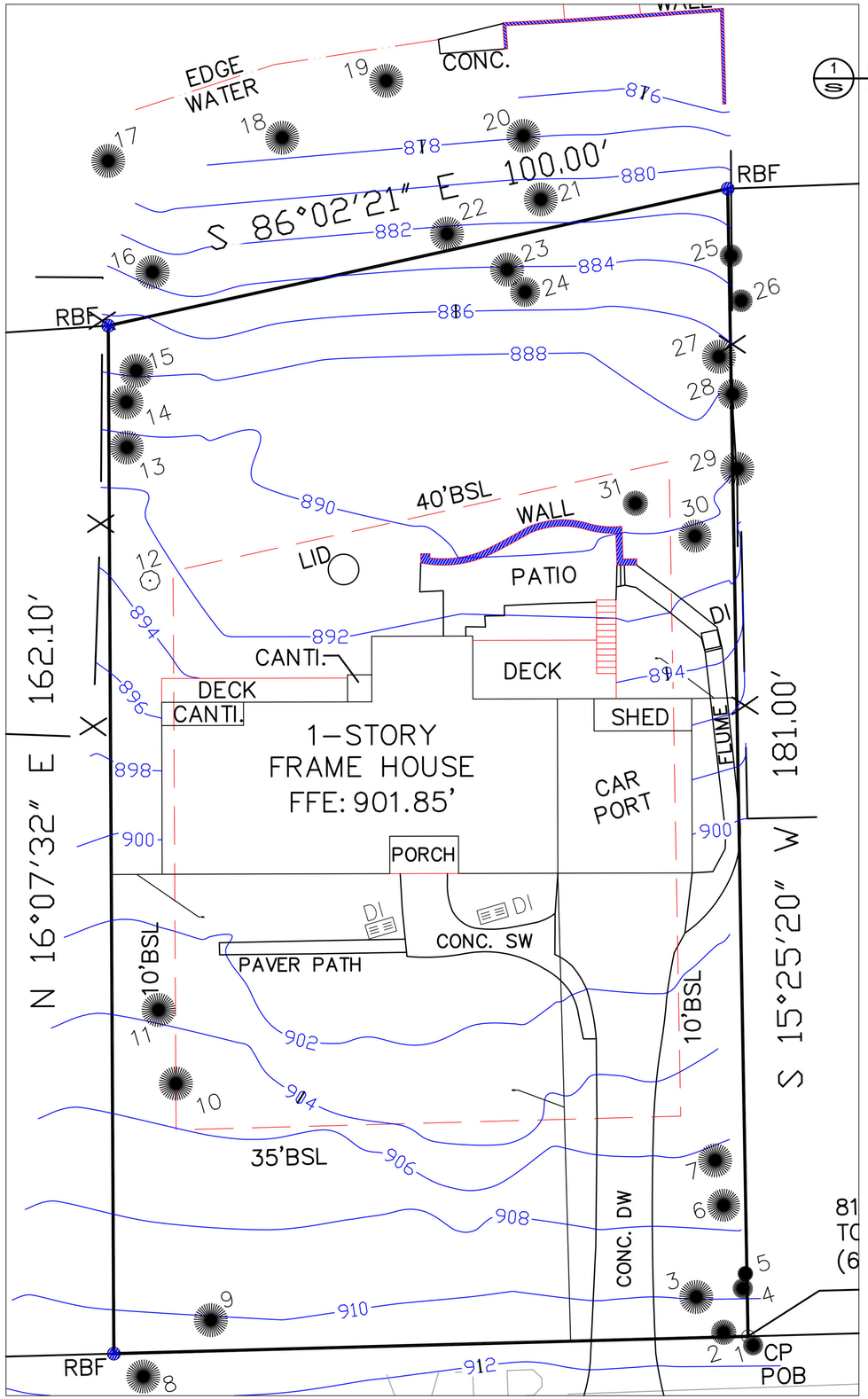
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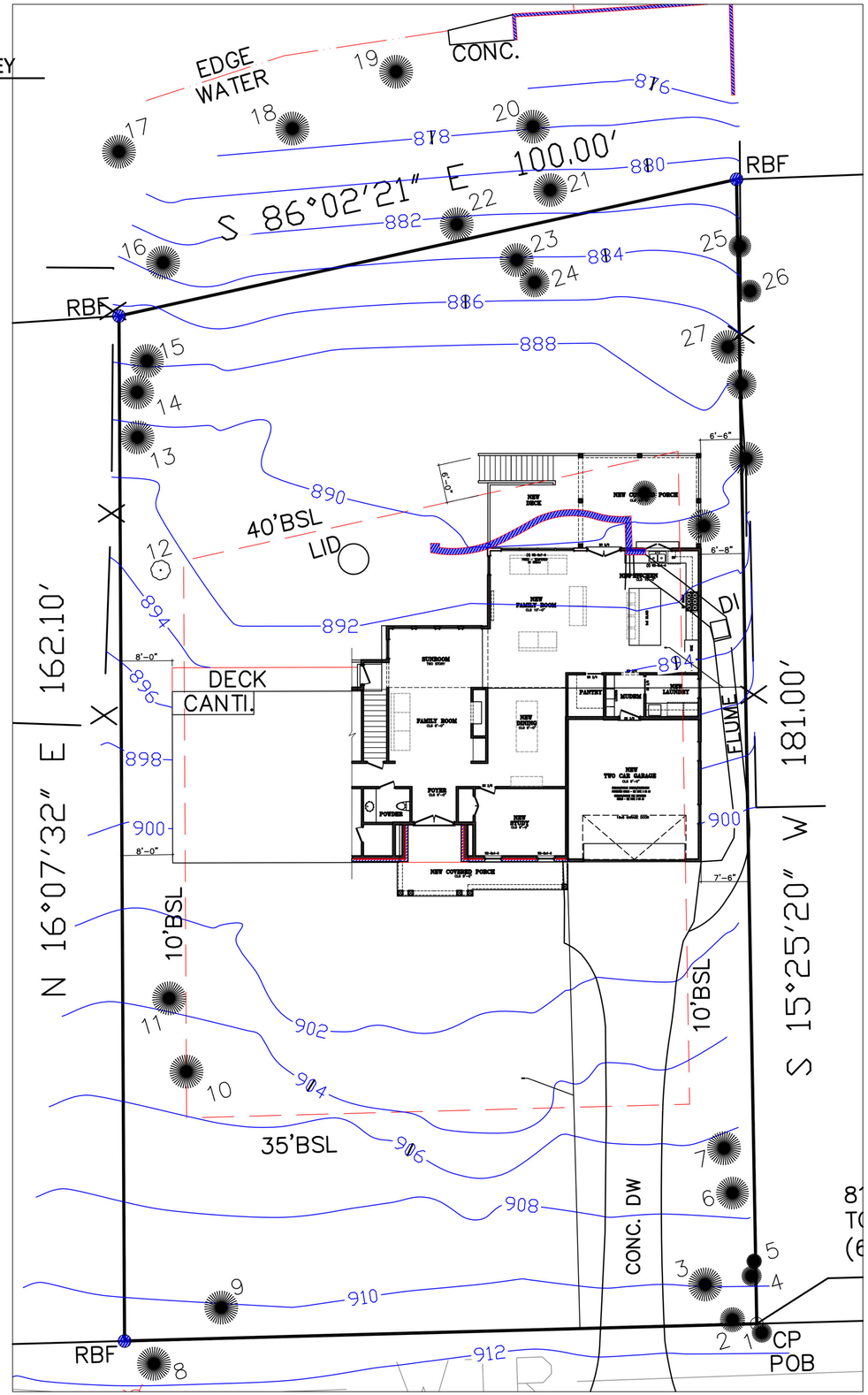
REVISIONS:
05/22/2025

DATE: 09/14/2026
JOB NO: 1216

SHEET NO:
A6
OF:



1 S SCHEMATIC SURVEY
SCALE: 1"=10



ISSUED FOR CONSTRUCTION

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REVISIONS:
05/22/2025

DATE: 09/14/2026
JOB NO: 1216

SHEET NO: S
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 [redacted] 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 [redacted] 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,



John Holbrook