



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, February 11, 2026

Planning Department Staff Analysis



Juliana
Njoku

Interim
Director

N1. 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: Approval with condition

Condition:

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. Setback reductions shall only apply to proposed primary structure expansion.

Staff Findings:

This variance request seeks relief from Section 27-2.2.1 to reduce the required 10-foot side yard setback to 6 feet (east) and 7 feet (west) to construct a house addition associated with an expanding family.

The existing single-family dwelling was originally constructed in 1957 and is legally non-conforming and the addition is proposed to align with the existing footprint and established building line for structural continuity.

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.

The applicant states the house is legally non-conforming due to its original construction in 1957, predating zoning code updates. The applicant indicates the proposed addition will align with the existing footprint to maintain structural continuity along the current non-conforming setback line and that these conditions are inherent to the site and not the result of actions by the current or prior owners.

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 side yard reductions to 6 ft (east) and 7 ft (west) and states may be the minimum amount of relief is the minimum necessary for practical placement of the addition given the existing functional layout of the home. Placing the addition fully within the buildable area may disrupt the home's natural flow and is not presented as a functional alternative.

The western reduction is a request on technicality, as that side of the house will remain unchanged from its current footprint and is merely to bring into conformity. However, the east side is where the expansion is intended to occur. Although the expansion reaches towards the rear, it maintains the house orientation and does not exceed the east-side wall plane that is implied by the currently existing footprint.

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:

Letters of support were provided by both immediately adjacent neighbors (east and west). The applicant states the neighbors confirmed the addition would not intrude on privacy or create additional noise or traffic, and that the reduced setbacks would not pose harm to public welfare or neighboring properties in the R-100 zoning district.

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

The structure, built in 1957, cannot have any meaningful improvements without a variance as it currently expands beyond the setback and is legally non-conforming.

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

The request aligns with the intent of the Suburban Character Area policies in the Comprehensive Plan, describing the proposal as consistent with traditional suburban patterns while supporting infill development, community connectivity, and preservation/improvement of greenspace consistent with R-100 expectations.

FINAL STAFF ANALYSIS:

The request is tied to an existing 1957 dwelling described as legally non-conforming, with the proposed addition intended to follow the established building line for structural continuity, and the amount of relief requested is limited to the side yards at 6 feet (east) and 7 feet (west) as described by the applicant as the minimum functional adjustment; the application materials also include support from both immediately adjacent neighbors with no anticipated impacts to privacy, noise, or traffic, and the proposal is presented as consistent with the intent of the Suburban Character Area and R-100 neighborhood context; therefore, subject to development proceeding in substantial conformance with the submitted plans and all applicable permitting requirements, staff recommends approval with condition

Recommendation: Approval with condition

Condition:

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. Setback reductions shall only apply to proposed primary structure expansion.

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

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.

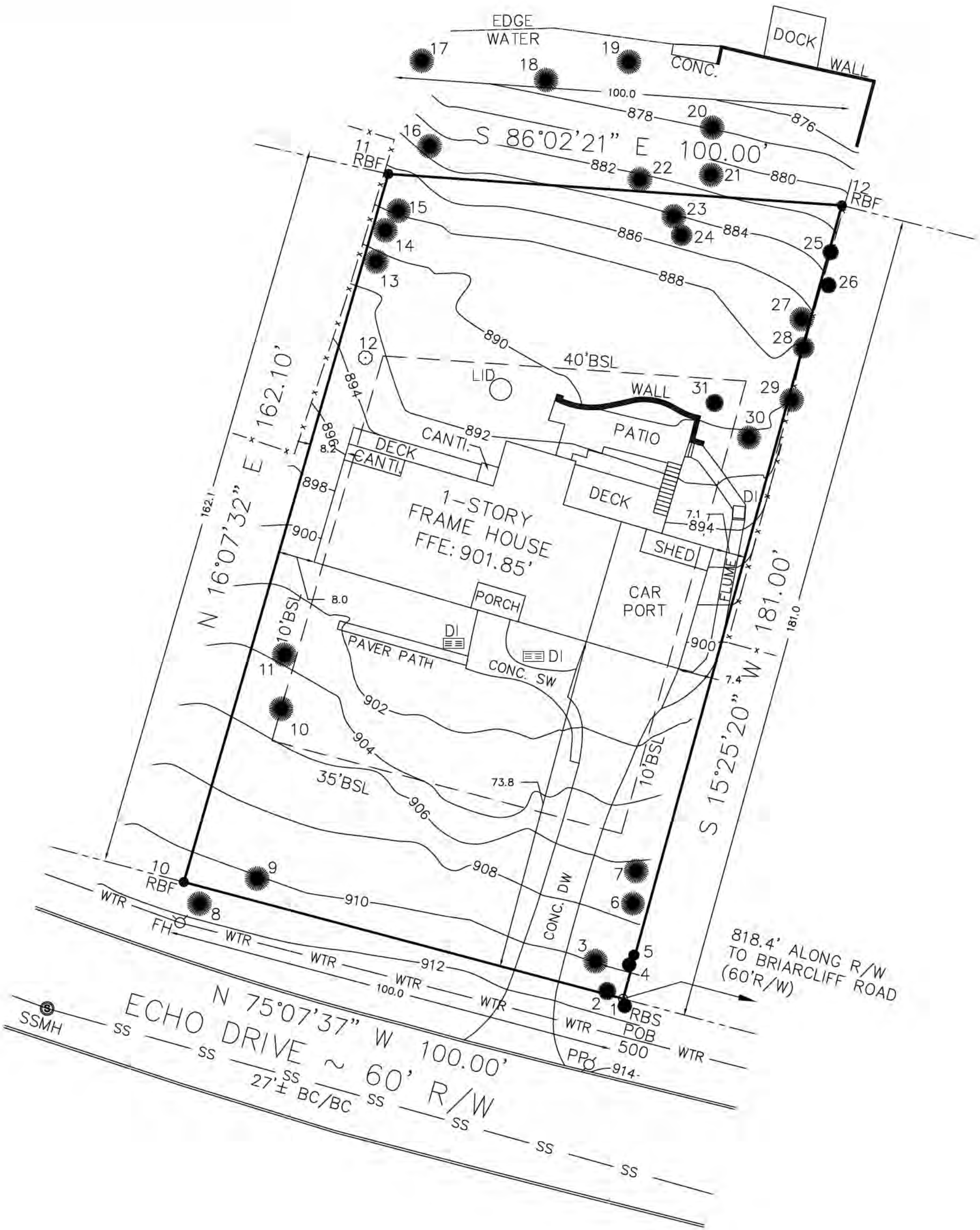
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

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.

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.

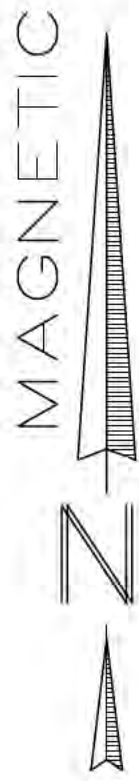


ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-100

BUILDING SETBACK:
FRONT 35'
SIDE 10'
REAR 40'
MAX LOT COVERAGE -

* L E G E N D *
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS N/F NOW OR FORMERLY
APD AS PER DEED NAIL NAIL FOUND
APP AS PER PLAT P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
CP COMPUTED POINT POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE) RBF REINFORCING BAR FOUND
DW DRIVEWAY (1/2" UNO)
EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET
FFE FINISH FLOOR ELEVATION SW SIDEWALK
FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT
IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT
L ARC LENGTH SSMH SANITARY SEWER MANHOLE
LL LAND LOT -X- FENCE LINE
LLL LAND LOT LINE CB CATCH BASIN
N NEIGHBOR'S SWCB STORM WATER CATCH BASIN
WALL



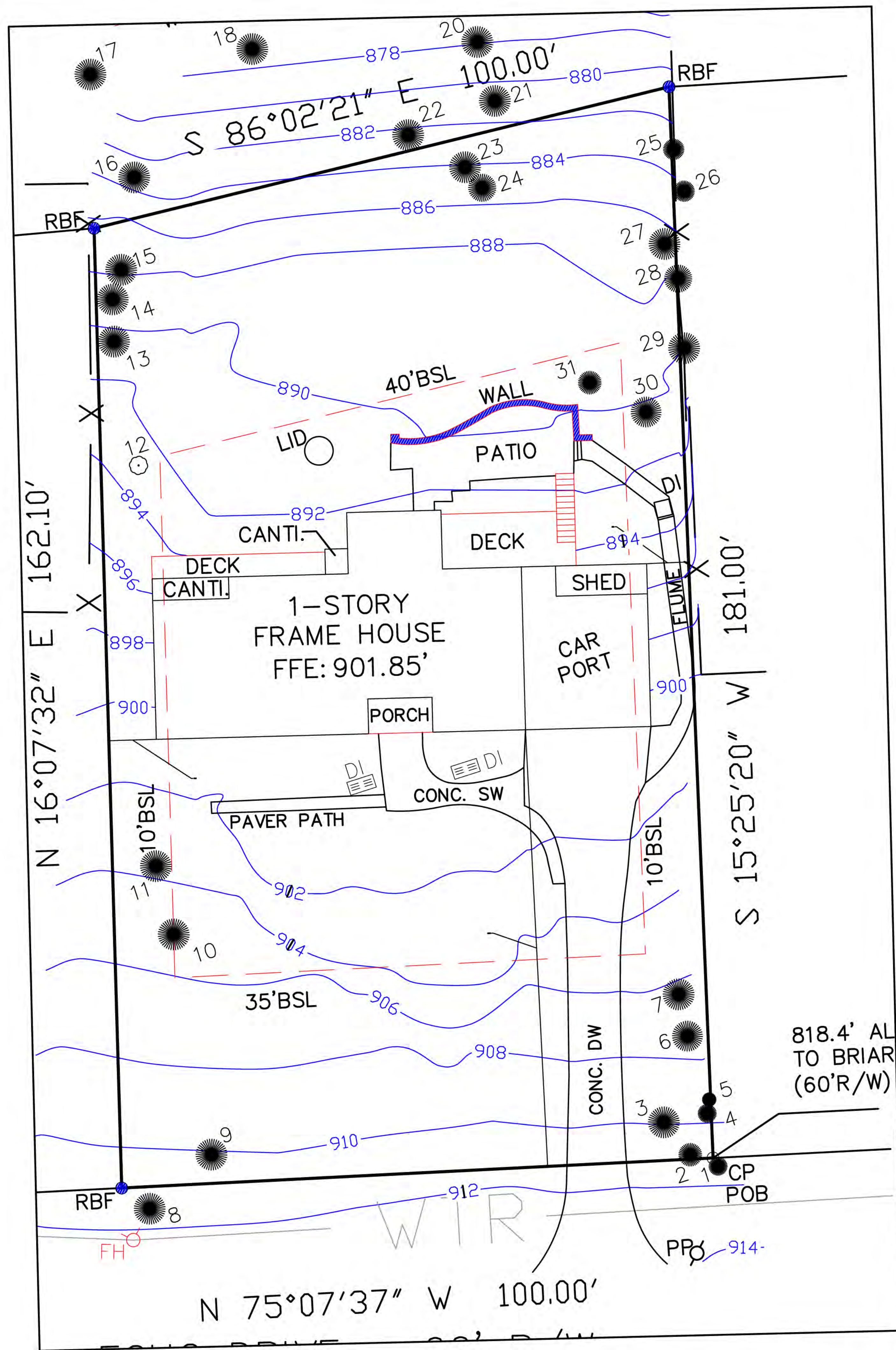
TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	8	POPLAR
2	10	POPLAR
3	27	PINE
4	8	POPLAR
5	6	POPLAR
6	13	PINE
7	19	PINE
8	36	POPLAR
9	24	POPLAR
10	23	POPLAR
11	23	POPLAR
12	6	OAK
13	13	PINE
14	26	PINE
15	18	POPLAR
16	21	PINE
17	28	PINE
18	24	PINE
19	19	PINE
20	15	POPLAR
21	20	POPLAR
22	27X21	POPLAR
23	16	POPLAR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

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

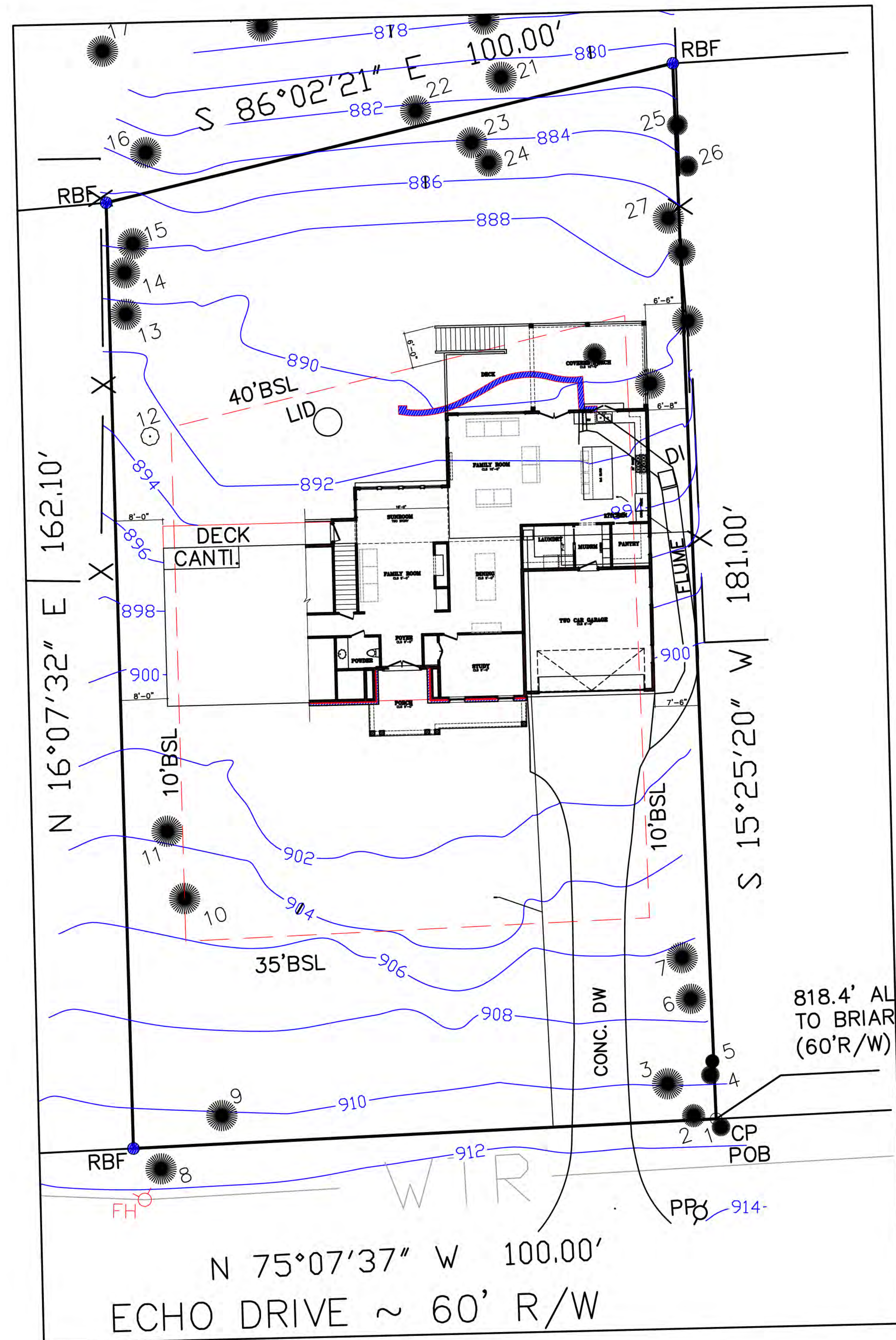
PROPERTY ADDRESS: 2514 ECHO DR NE, ATLANTA, GA 30345	PLAT PREPARED FOR: 2514 ECHO DRIVE	
LAND AREA: 16,973 SF 0.39 AC.	LOT 6 BLOCK A ECHO LAKE SUBDIVISION	
IMPERVIOUS AREA: EXIST= 4,508 SF= 26.6%	LAND LOT 206 18th DISTRICT PARCEL ID: 18 206 01 033 BY: NH	
ZONING: R-100	DEKALB COUNTY, GEORGIA FIELD DATE: 09-02-2025 NH	
	CITY OF ATLANTA DRAWN DATE: 09-03-2025 AE	
	REFERENCE: PLAT BOOK 26, PAGE 135 ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY	
	REFERENCE: DEED BOOK 30270, PAGE 122	
	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.	



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

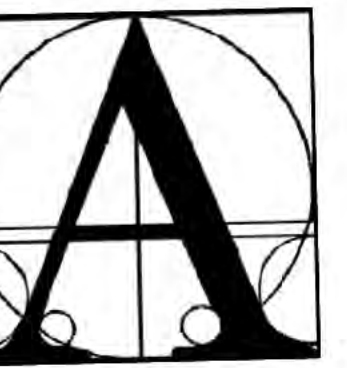


Existing Property Layout



Proposed Property Layout

NOT ISSUED FOR CONSTRUCTION



THIS DRAWING IS THE PROPERTY OF ATRIVM DESIGN LLC. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ATRIVM DESIGN LLC. 2025 © COPYRIGHT

2514 ECHO DRIVE
ATLANTA GA 30345


ATRIVM 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