



DeKalb County  
GEORGIA

Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

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: Benjamin Middlebrooks / BYNCORP, LLC  
Mailing Address: P.O. Box 2772  
City/State/Zip Code: McDonough, Ga 30253  
Email: byncorpmanagement@gmail.com  
Telephone Home: 470-227-5319 Business:

#### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: The Maven League, LLC  
Address (Mailing): 561 Ashburton Ave Decatur, Ga 30032  
Email: mavenleague@gmail.com Telephone Home: 404-307-6823 Business:

#### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 561 Ashburton Ave City: Decatur State: Ga Zip: 30032  
District(s): 3/7 Land Lot(s):  Block:  Parcel: 1517121025  
Zoning Classification: R-7S 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](mailto: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: 12-31-24

Applicant  
Signature:



DATE: 12.31.24

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: 12.31.24

Applicant/Agent  
Signature:



TO WHOM IT MAY CONCERN:

(I)/ (WE): THE MAVEN LEAGUE, LLC C3/B3  
(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

DEPARTMENT OF PLANNING & SUSTAINABILITY

**ZBOA APPLICATION AUTHORIZATION**

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 1.21.25

CHECK TYPE OF APPLICATION:

( ) ADMINISTRATIVE APPEAL

☒ VARIANCE

( ) SPECIAL EXCEPTION

TO WHOM IT MAY CONCERN:

(I) / (WE), The Maven League, LLC Cordaveious Beshon Brown  
[Name of owner(s)]

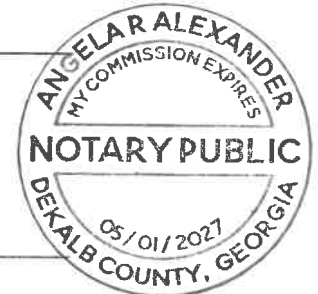
being (owner) / (owners) of the property described below or attached hereby delegate authority to

Benjamin Middlebrooks  
[Name of Applicant or Representative]

to file an application on (my) / (our) behalf.

Angela R. Alexander  
Notary Public

X [Signature]  
Owner



\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

## LETTER OF INTENT

Subject: Variance Request For Reduction Of Side Yard Setback-Section 27-2.2.1 From 7'5 to 0

Dear Members of the Zoning Board Of Appeals,

My name is Benjamin Middlebrooks, 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 from 7.5 feet to 5.0 feet for the property located at 561 Ashburton Ave Decatur, Ga 30032. The purpose of this variance is to facilitate the second story addition which will enhance the beauty of the property and increase the heated space.

### 1. PHYSICAL CONDITIONS OF THE SITE:

The property is only 65' wide (R-75). It is an unusually small lot (9000 square feet versus 10,000 for R-75. It has possible slope issues in the rear which affected rear addition.

### 2. MINIMUM VARIANCE NECESSARY:

My request is to alleviate prior damages from the prior owner of the property. As previously stated, we would have had to demolish the second story addition and move to the rear which kinda slopes creating another challenge.

### 3. PUBLIC WELFARE:

After a visit to the neighborhood, the adjacent owners welcomed the work, stating that it beautifies the neighborhood and that there are other two story structures in the neighborhood and that it does not create an eyesore.

### 4. ORDINANCE

A strict interpretation of the zoning laws, in this case, would cause hardship to the current owner as we desire to alleviate damages from the prior owner. Denial would force us to tear down the structure which would cause more hardship to the owner and surrounding neighborhood.

### 5. ALIGNMENT WITH THE SPIRIT OF THE LAW:

I FIRMLY BELIEVE THAT MY VARIANCE REQUEST ALIGNS WITH THE INTENT OF THE Suburban Character Area, as outlined in the Dekalb County Comprehensive Plan. The proposed applications aligns with the TN(Traditional Neighborhood), it provides more housing to the county and the aesthetic improvement is welcomed in the area and continues to push for higher density development.

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.

Sincerely, Benjamin



### NON-STORMWATER POLLUTION CONTROL BMPS

- ### ADDITIONAL CONSTRUCTION SITE BMPS

- SITE NOTES:**

- LANDSCAPE NOTES:**

- 
- A cross-sectional diagram of a slope stabilization method. The diagram shows a slope with a 'DISTURBED AREA' at the top and a 'UNDISTURBED AREA' at the bottom. A 'DIRECTION OF FLOW' arrow points from the top left towards the slope. The slope is reinforced with 'GEOTEXTILE FABRIC' and 'POSTS OR STEEL PICKETS DRIVEN 600MM INTO GROUND'. The fabric is shown in a cross-hatched pattern, and the posts are vertical lines. The diagram indicates a '100 MIN VERTICAL OVERLAP OF FABRIC' between layers. Dimensions shown include '2000 MAX' for the horizontal length of the disturbed area, '600 MAX' for the vertical depth of the posts, and '200' for the thickness of the backfill material. The area between the posts is labeled 'BACKFILL'.

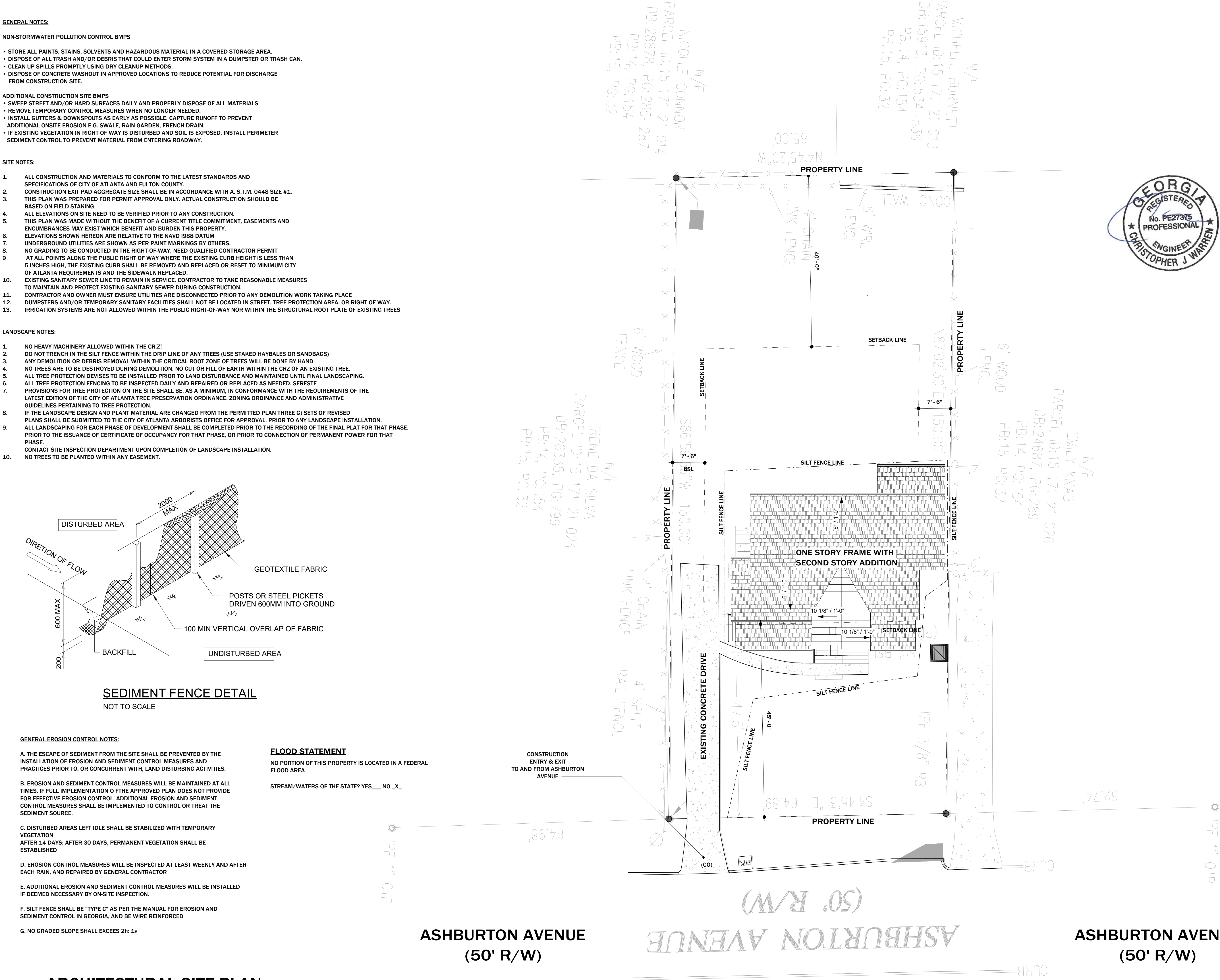
NOT TO SCALE

**GENERAL EROSION CONTROL NOTES:**

**G. NO GRADED SLOPE SHALL EXCEEDS 2h: 1v**

**FLOOD STATEMENT**

STREAM/WATERS OF THE STATE? YES\_\_\_ NO X

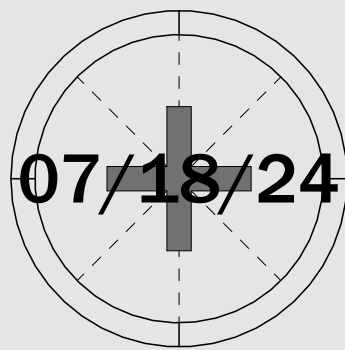


# INTERIOR RENOVATION

561 ASHBURTON  
AVE, Decatur, GA  
30032

**SIMPLE STUDIO LLC.**  
DIMITRI BARTHOLOMEW . 404.807.2294  
DIMITRI@SIMPLESTUDIO.LLC.COM

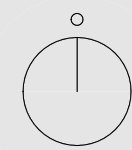
Project No. 19001



## Revisions

## Notes

## Project North



Scale  $1'' = 10'-0''$

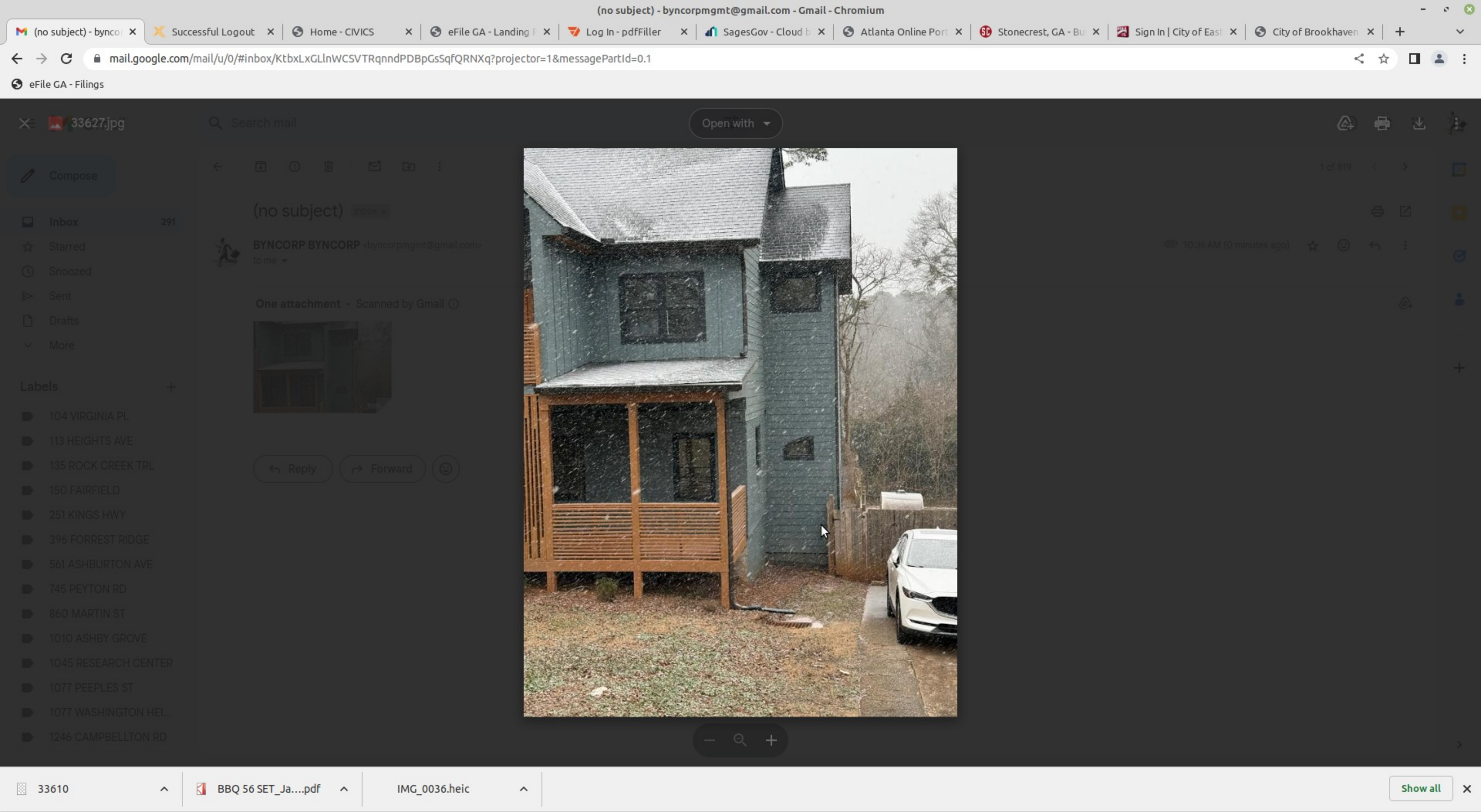
# ARCHITECTURAL SITE PLAN

# AS.1

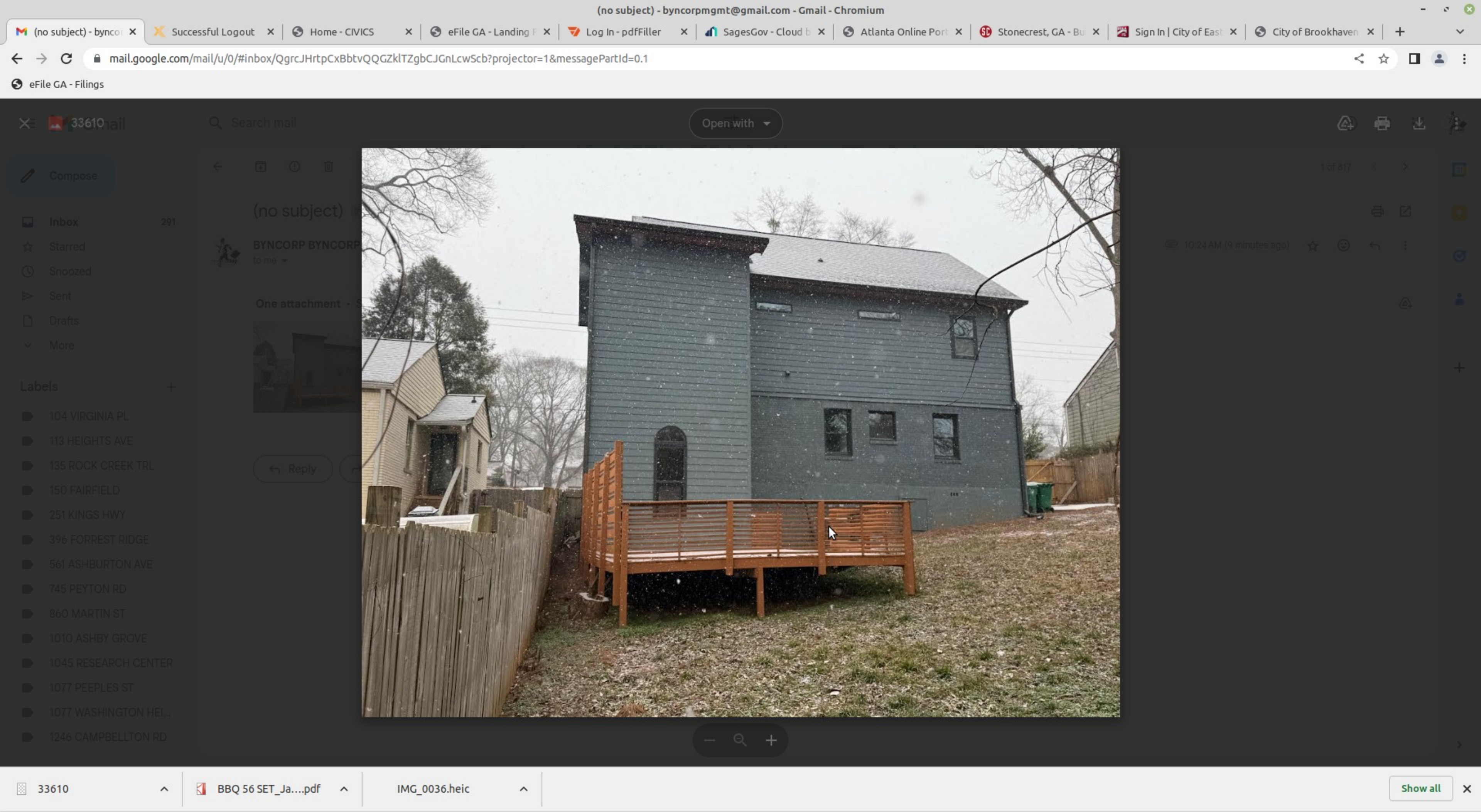
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860 MARTIN ST

1010 ASHBY GROVE


1045 RESEARCH CENTER

1077 PEEPLES ST

1077 WASHINGTON HEL...


1246 CAMPBELLTON RD

(no subject) inbox x



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