

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 28006 North Decatur Road

City: Decatur State: Georgia Zip: 30033

Parcel ID Number(s): 18 048 08 011 Acreage: 2.80 acres

District: UNICORP Land Lot: 48 Block: Parcel:

Commission District(s): 18th District (416) Super District:

Type of Hearing Requested (check one):

- [X] 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 [X] Agent

[Signature] Signature

1/26/2026 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



Planning & Sustainability Department Current Planning / Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

APPLICANT PERSONAL CONTACT INFORMATION PAGE

Applicant Name: Chad Evans
Address: 2323 N Forest Dr City: Marietta State: GA Zip: 30062
Telephone: [REDACTED] Email: [REDACTED]

Owner Name: Michael A Cress
Address: 8491 SE Driftwood Street City: Hobe Sound State: FL Zip: 33455
Telephone: [REDACTED] Email: [REDACTED]

Subject Property Address: 2806 North Decatur
City: Decatur State: Georgia Zip: 30033
District(s): 18th District (416) Land Lot(s): 48 Block: _____ Parcel(s): _____
Zoning Designation: O & I Zoning District(s): UNICORP

I hereby authorize the staff of the Planning and Sustainability Department, Current Planning/Zoning Division, to inspect the property that is the subject of this application.

Owner Agent Signature of Applicant: [Signature] Date: 1/26/2026

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00

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**COVENTRY LIMITED (LP)
2806 NORTH DECATUR ROAD
DECATUR, GEORGIA 30033**

Letter of Intent

Coventry Limited, (LP), dba Coventry Place
Variance Request regarding a reduction in the minimum
dwelling construction size under Section 27-2.24.1

January 26, 2026

Dear Members of the Zoning Board of Appeals:

My name is Chad Evans, I am the Director of maintenance and construction at Coventry Place (CP) Retirement Community located at 2806 North Decatur Road in Decatur, Georgia. CP is a 129 unit retirement community that offers Independent Living (IL) and Personal Care (PC) services to senior citizens, generally over the age of 80. Our IL and PC services (also known as Assisted Living (AL).services) are provided to our residents that reside in our mostly one bedroom apartments that include full sized kitchens, a living room and significant storage space. The apartments include all utilities, cable TV and internet access. IL residents receive a minimum one meal per day (with the option to receive additional meals), housekeeping, laundry, activities, local transportation and security oversight services 24 hours a day.. Coventry is a licensed Personal Care property and abides by the rules and regulations stipulated by the State of Georgia. In addition, our PC residents receive three meals a day and our care givers provide most activities of daily living services (ADL's) including bathing, incontinence management and 24 hour oversight.

1. Physical Condition of the Site:

CP was constructed in 1986-7, opening to the public in May 1987. The property was constructed as an independent living facility with primarily large one bedroom apartments of approximately 700 square feet. The property was constructed prior to the Assisted Living boom that took place in the 1990's. With the influx of large, well financed developers, the Atlanta metro market became significantly overbuilt in senior living properties. CP's answer to the AL evolution was, in 1994, to design a PC attached wing of 96 studio suites of approximately 350 square feet, half the size of our one bedroom apartments, in line with the apartment size most new AL senior living properties that were being built.. CP asked for and received a zoning variance from Dekalb County, approving the construction of the new wing in 1994.

2. Minimum Variance Necessary:

The current building was constructed with "stacks" of five vertical apartments over 5 stories. The construction plan calls for the conversion of 26 5th floor one bedroom apartments into 52 studio suites. The construction plan eliminates the full size kitchens that are not being significantly utilized since the State Regulations provide that PC residents receive a minimum three meals a day and the existing stoves cannot be utilized. The 350 square foot size is an adequate size for the PC residents that are primarily there to receive ADL services provided by our care givers. The 350 square foot size allows for the current bathrooms to be expanded, giving ample space for

wheel chair and walkers being used by many PC residents. The 350 square foot size allows for minimum demolition, utilizing the existing walls. The 350 square foot size provides an adequate size for seniors who are primarily interested in receiving PC services at affordable prices. The 350 square foot suites that are proposed are equal or larger in size than most other AL properties serving the seniors market.

3. Public Welfare;

CP has always been about providing affordable services to seniors that do not have the financial resources to reside in many of the newer AL properties constructed over the past 25 year. Many of our competitors charge rates that are twice the CP rates. Over the last 39 years, most of our residents previously resided in Dekalb County but were not rich and need to conserve their savings; seniors are living longer nowadays and need to preserve their funds for the long run. CP offers that alternative, offering a nice facility to live in while receiving the services they need.

4. Ordinance Hardship;

Over the last 35 years, CP has provided PC services in our 5th floor IL apartments. CP's 1994 plan to construct PC suites in a separate wing proved to be financially not justifiable. As building cost escalated over the years, it became increasingly difficult to provide PC staffing and services at an affordable cost for our "middle market" residents. The 1,000 SF required minimum unit size is impossible for our property to adhere to, no senior PC properties that we know of have apartments that size. As operating cost have escalated over the years, the only way we can maintain an affordable price for our future residents is to alter the 5th floor apartment size and concentrate on providing the affordable services we have been providing. The CP renovation plan is to construct the type units that were approved in the 1994 variance. CP needs to make adjustments to be competitive going forward. The granting of the variance to allow us to increase the number of 5th floor PC residents is an important step forward. This present variance request is for only 26 additional apartments; the 1994 variance approved the construction of 96 additional apartments identical to the proposed apartments in our current variance request. CP has always and intends to continue providing affordable services for the senior citizens of Dekalb County. As the over 80 population continues to grow, senior citizens may be facing a shortage in housing options available, by providing more apartments, CP will do what it can to alleviate the problem.

5. Alignment with the Spirit of the Law;

The CP renovation plan will have little, if any, impact on the neighborhood. The planned construction will not be visible from the outside.. The parking requirements of the property are minimal: a recent count totaled 40 vehicles in our 129 spaces lot The count included peak resident, normal guest and employee parking. Most residents take advantage of our provided local transportation services to medical appointments and shopping, they don't need to drive.. Most employees use the bus stop conveniently located in front of our building. Many of the cars located in our parking lot are just parked and never move. The surrounding properties will not be impacted from a significant increase in traffic or congestion. The outside appearance of the building will not be altered in any way.

In conclusion, Coventry Place has been apart of the Dekalb County senior housing market for 39 years, providing a nice place for Dekalb residents to live while receiving the affordable services they deserve. The variance provides a needed alteration to the property that will allows us to remain viable and in line with the AL/PC market that exist today, CP plans to continue providing an important alternative for Dekalb County residents over the next 39 years. Thank you for taking the time to review our request. I will be available to answer any questions you might have.

Sincerely,
Chad Evans, Director of Construction and Maintenance
Coventry Place Retirement Community.



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.

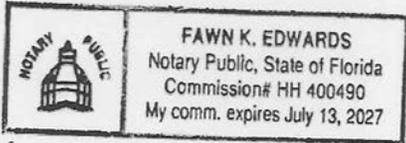
I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 1/20/26 Applicant/Agent Signature: [Signature]

TO WHOM IT MAY CONCERN:

(I)/ (WE): MICHAEL A. CRESS
(Name of Owners)

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



[Signature]
Notary Public

[Signature]
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



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: 1/26/26 Applicant Signature: [Handwritten Signature]

DATE: _____ Applicant Signature: _____

