

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

June 2, 2009

Napoleon McCoverly  
27793 Main Street  
Daphne, Alabama 36526

**Re: #5531  
(Case #ZON2009-01103)**

**Napoleon McCoverly  
208 North Lafayette Street**

Southeast and Northeast corners of North Lafayette Street and St. Stephens Road.  
**Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variances to allow parking in an R-1, Single-Family Residential District, and off-site parking in a B-2, Neighborhood Business District, no buffer fencing facing across-street residential zoning, and to allow 4' high and 5' high buffer fence heights; the Zoning Ordinance does not allow parking in an R-1, Single-Family Residential District, requires all parking to be on-site in a B-2, Neighborhood Business District, requires a 3' high privacy fence along a parking lot street frontage facing across-street residential use, and requires a buffer fence to be 6' high along adjacent residentially used properties.**

Dear Applicant(s) / Property Owner(s):

At its meeting on June 1, 2009, the Board of Zoning Adjustment considered the above referenced application for variance.

After discussion, a motion was made to holdover this application until July 6, 2009, to allow a revised site plan to be submitted addressing the following issues for each lot:

**Lot 1**

- 1) the driveways are not clearly shown;**
- 2) the narrow driveway should be signed "one-way" and/or "do not enter";**
- 3) the driveway radii appear to be less than 20';**
- 4) there is insufficient room for the northern-most parking stall to back out;**
- 5) the 20' wide aisle is too narrow (two-way traffic requires a 24' width).**

**Napoleon McCovery**

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**Lot 2**

- 1) radii dimensions are not indicated;**
- 2) the asymmetrical stalls must be striped out since they will not accommodate cars;**
- 3) it is unclear if there is to be a drive on the South side, and if so, it should be indicated;**
- 4) the existing Southern most drive on the South side cannot function.**

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Vice Chairman

By: \_\_\_\_\_  
Frank Palombo  
Planner II

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