

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

August 4, 2009

Napoleon McCovery  
27793 Main Street  
Daphne, AL 36526

**Re: #5531**  
**(Case #ZON2009-01103)**  
**Napoleon McCovery**  
**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.**

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

At its meeting on August 3, 2009, the Board of Zoning Adjustment approved your request for a **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 3' high and 6' high buffer fence heights** at the above referenced location, subject to the following conditions:

- 1) **modification of the recently-added parking areas to match the revised site plan of June 19, 2009, and to provide landscaping and tree plantings in compliance with numbers and ratios required for commercial development, to be coordinated with Urban Forestry;**
- 2) **all directional arrows applied to paving to be Thermoplastic as approved by Traffic Engineering;**
- 3) **installation of parking lot lighting in compliance with Section 64-6.A.3.c. of the Zoning Ordinance, specifically so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;**
- 4) **obtaining of any "after-the fact" permits normally required for improvements already made, and obtaining of any permits required for further improvements; and**

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**5) waiver of the 3 foot fence on Lot 2.**

Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before February 3, 2010, the **Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variance** will expire and become null and void. For additional assistance call (251) 208-5895

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: \_\_\_\_\_  
Caldwell Whistler  
Planner I

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