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BYWATER

DEVELOPMENT GROUP

*Received
at PH on
10/16/14
by Cliff
A. Harner*

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Jacob School Senior Apartments 14ZONE1031

Request to Change Zoning from
R-5 (Residential) to R-7 (Multi-
Family Residential), Street
Closure and Waivers

Zoning map



Aerial Photograph



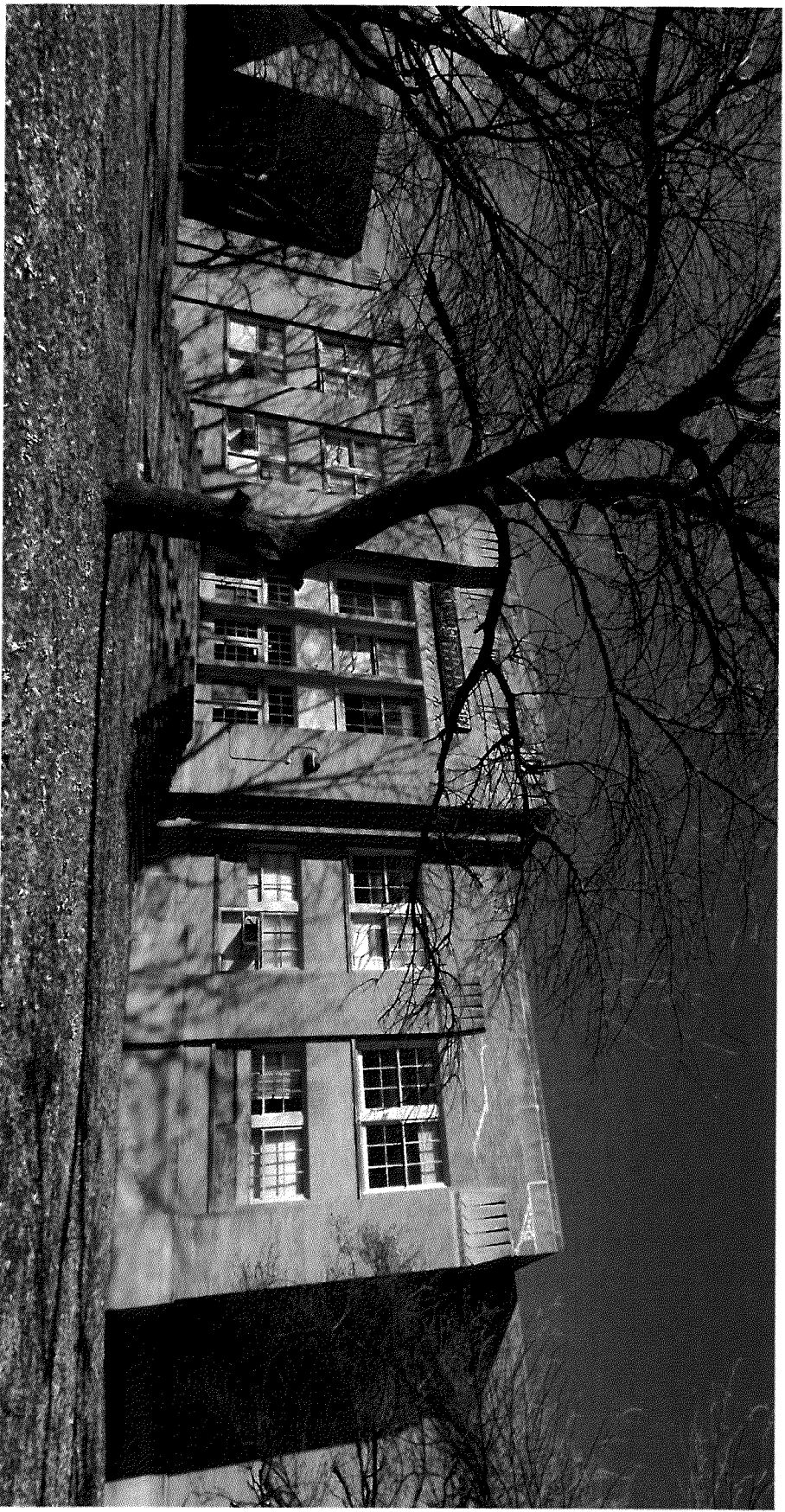
Surrounding area





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Main Entrance to Jacob School



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1932

Original School Building



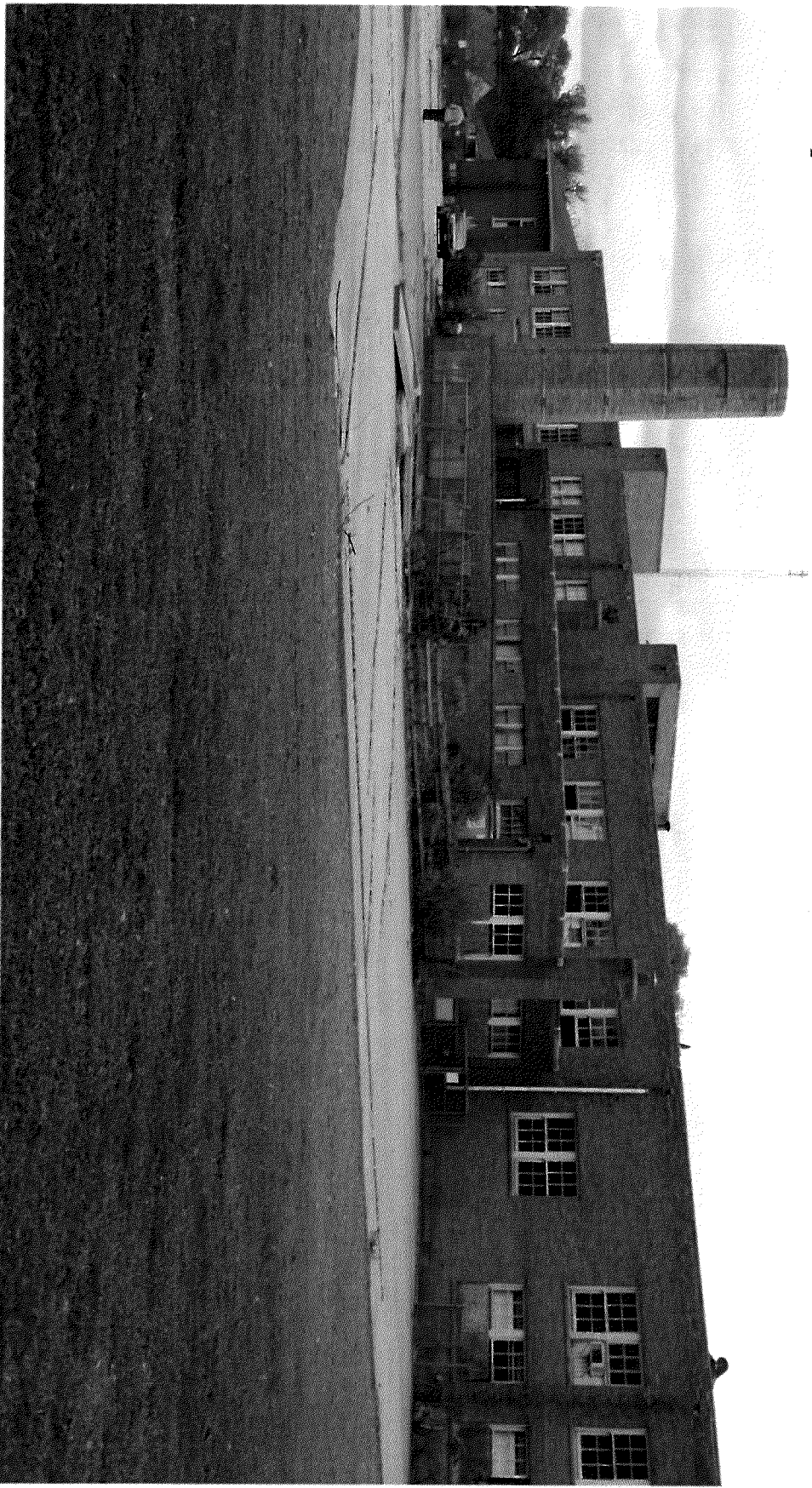
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1912

View from roof of connector



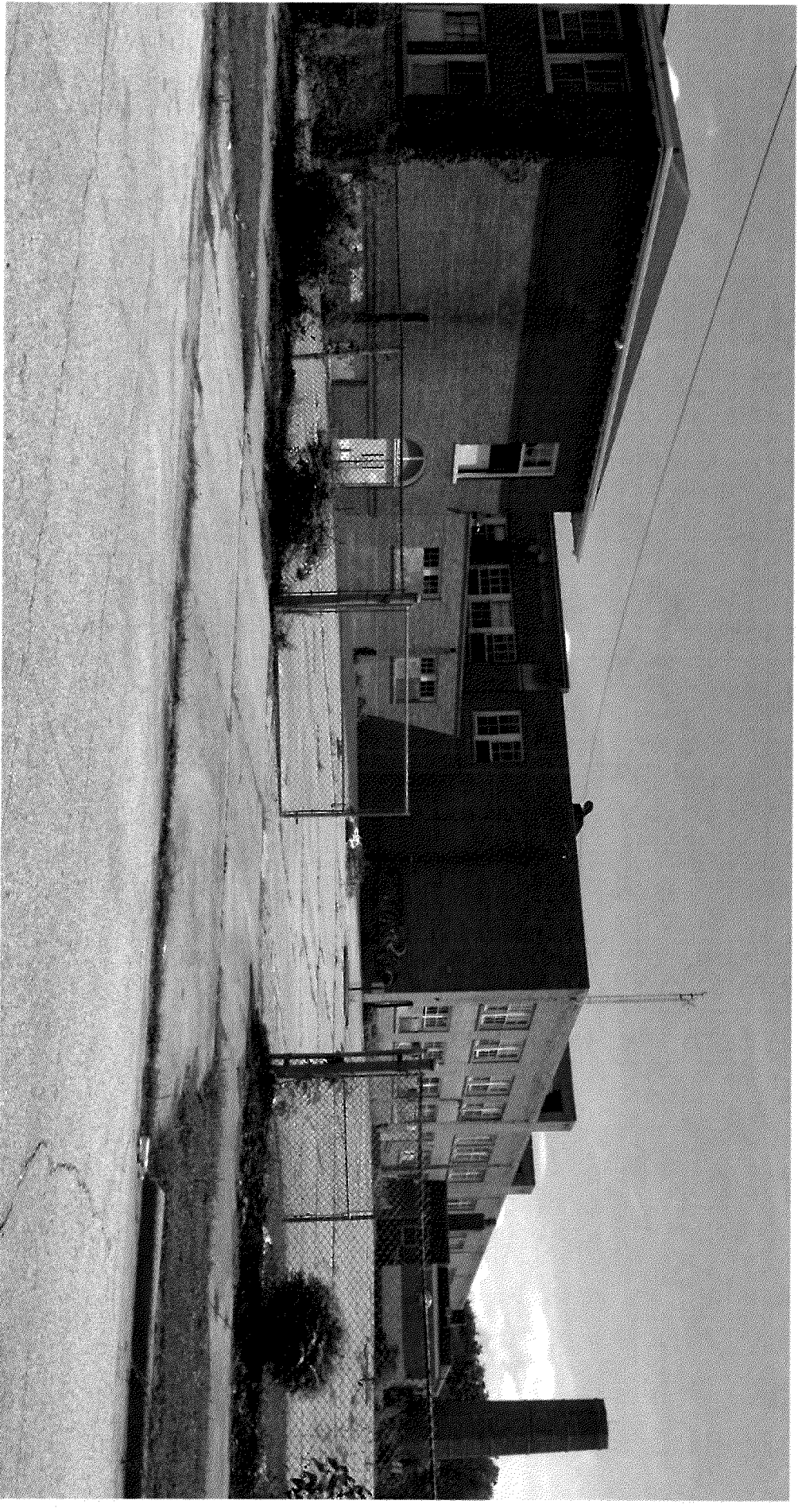
Rear of school, site of unconstructed alley





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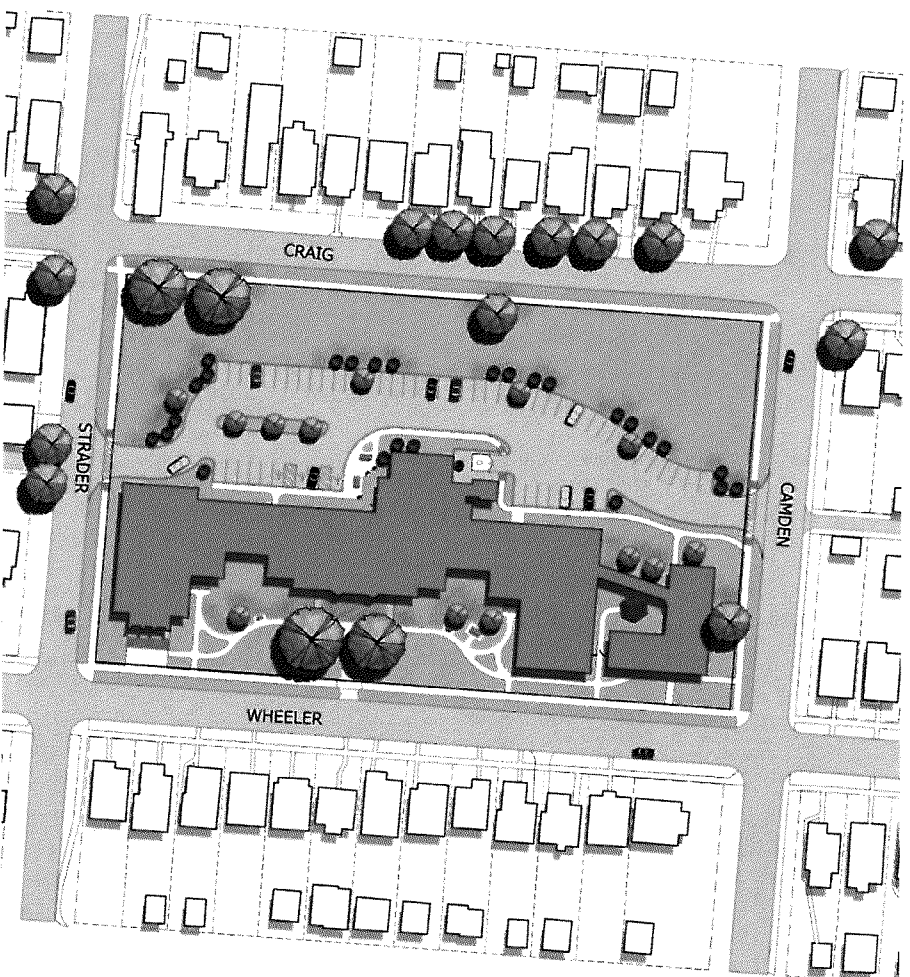
Existing entry from Camden Ave.



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Rendered Plan

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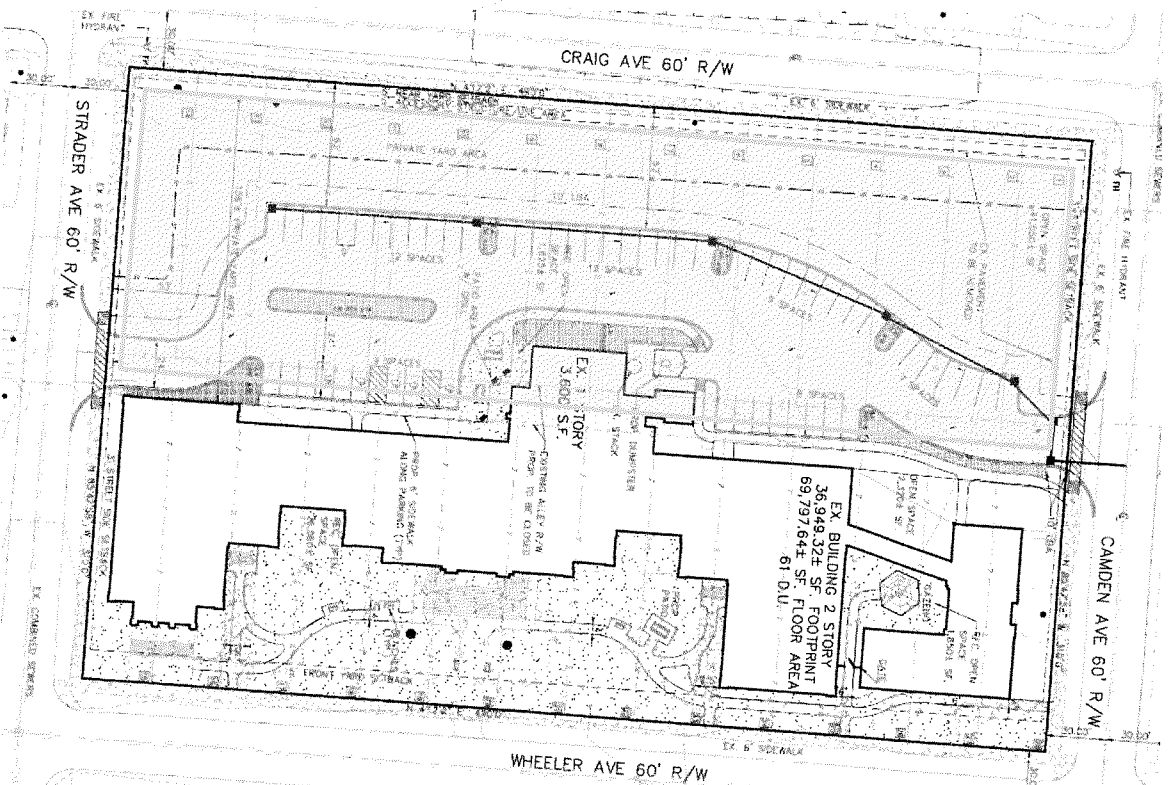
- Historic rehabilitation of two school buildings vacant since 2007
- Adaptive reuse for affordable senior housing
- 62 high-quality, energy-efficient units
- Common areas, activity spaces, computer lab/library, and other amenities
- Enhanced accessibility measures
- Restores an important neighborhood landmark

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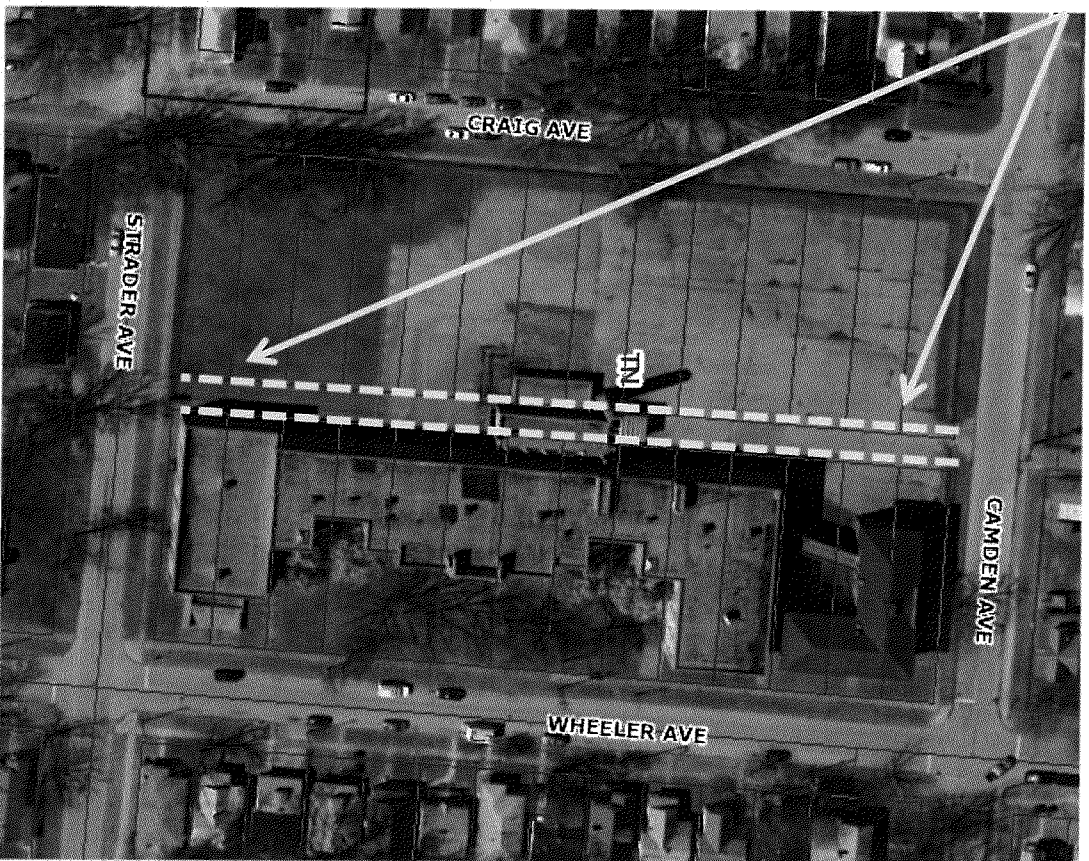
Waivers

Waiver of Section 5.4.1.D.1. to allow off street parking in the private yard area

Waiver of Section 5.4.1.E.3. to allow parking outside of the accessory structure area



Alley Closure



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Summary

- Rezone subject property to R-7 Multi-Family
- Approve waivers for parking lot design (to flip yard and parking area)
- Approve detailed district development plan
- Alley closure