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# BYWYATTER DEVELOPMENT GROUP

Inclined  
at PH on  
10/16/14  
by J. W. Warner

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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



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# Aerial Photograph



Historic Aerial Street Aerial Base  
Lat

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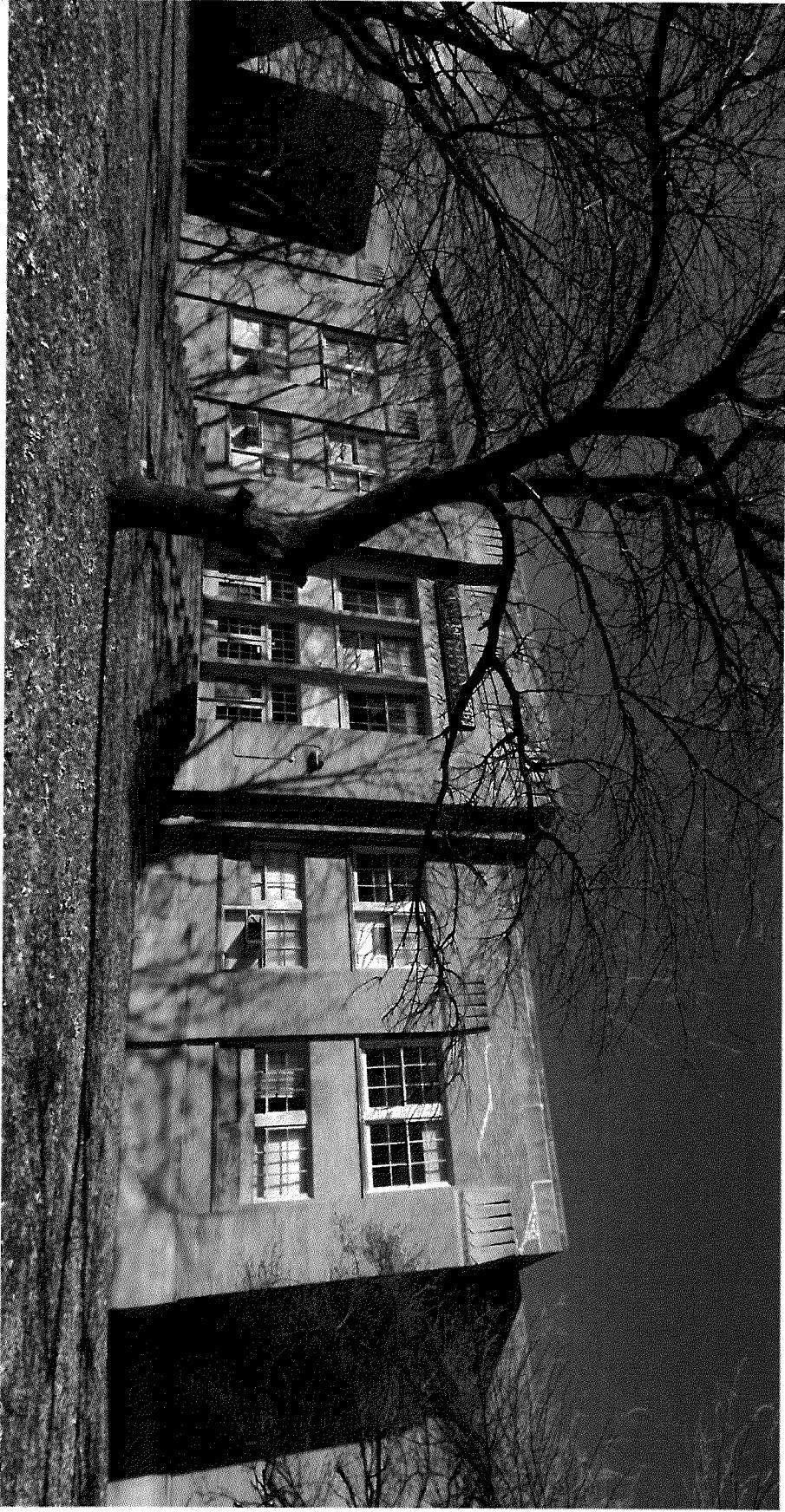
# Surrounding area



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# Main Entrance to Jacob School



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1932

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# Original School Building



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1912

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View from roof of connector



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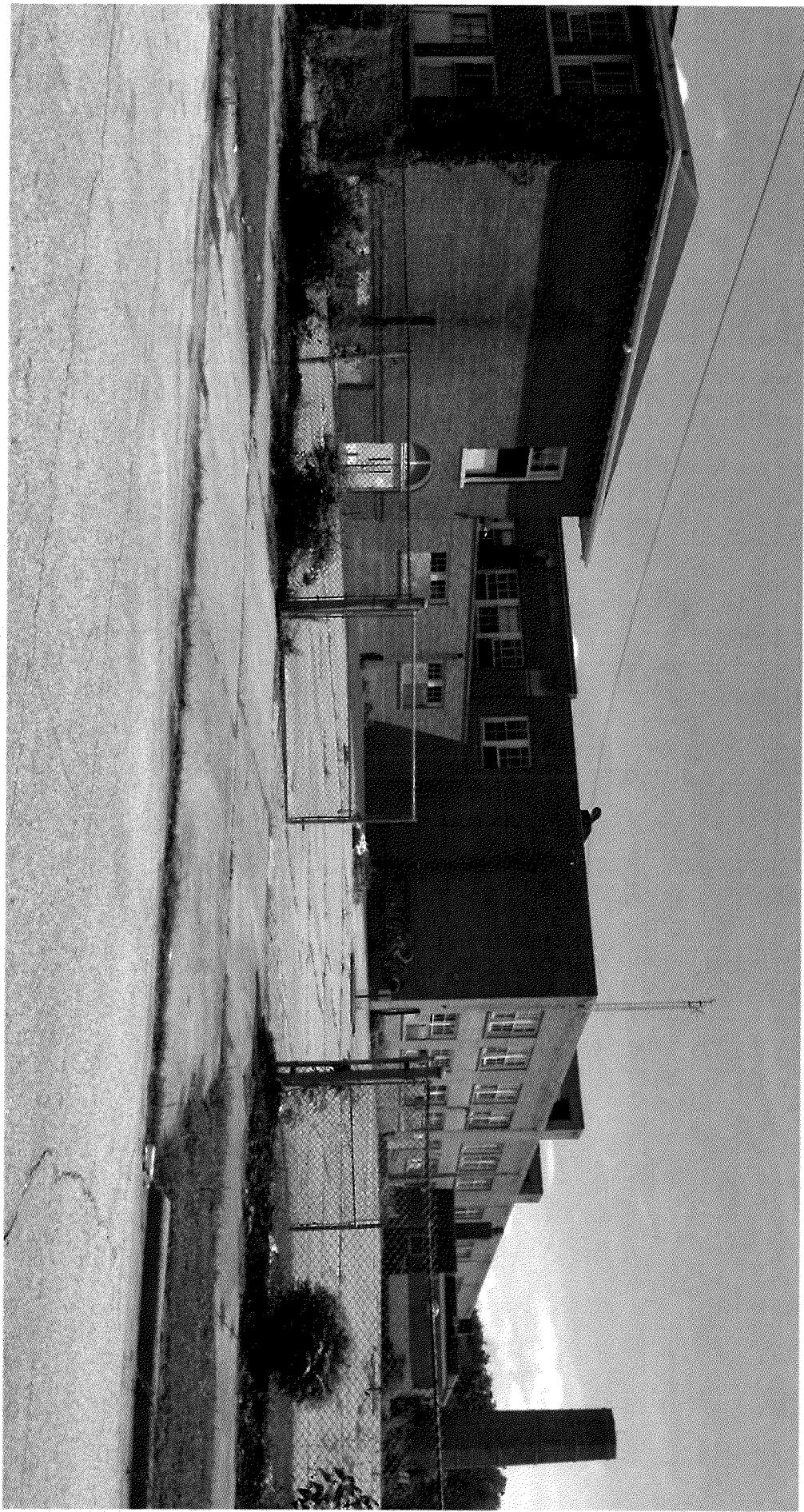
Rear of school, site of unconstructed  
alley



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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

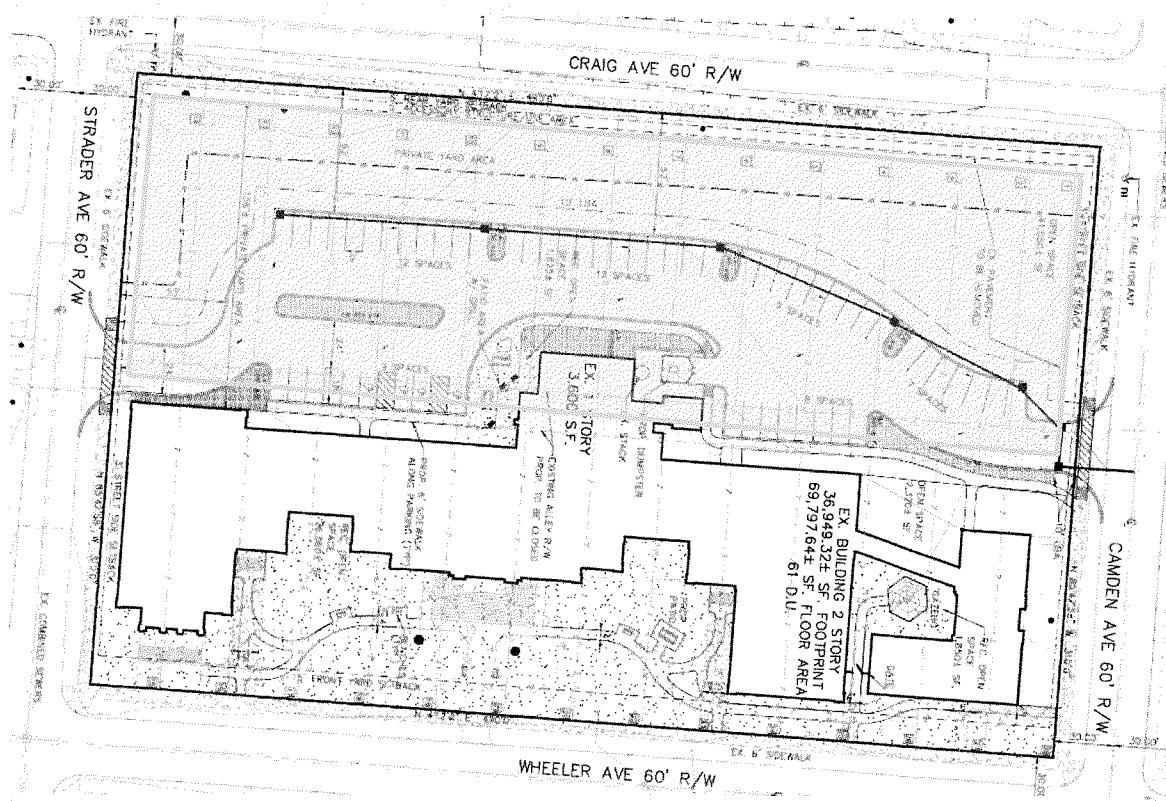
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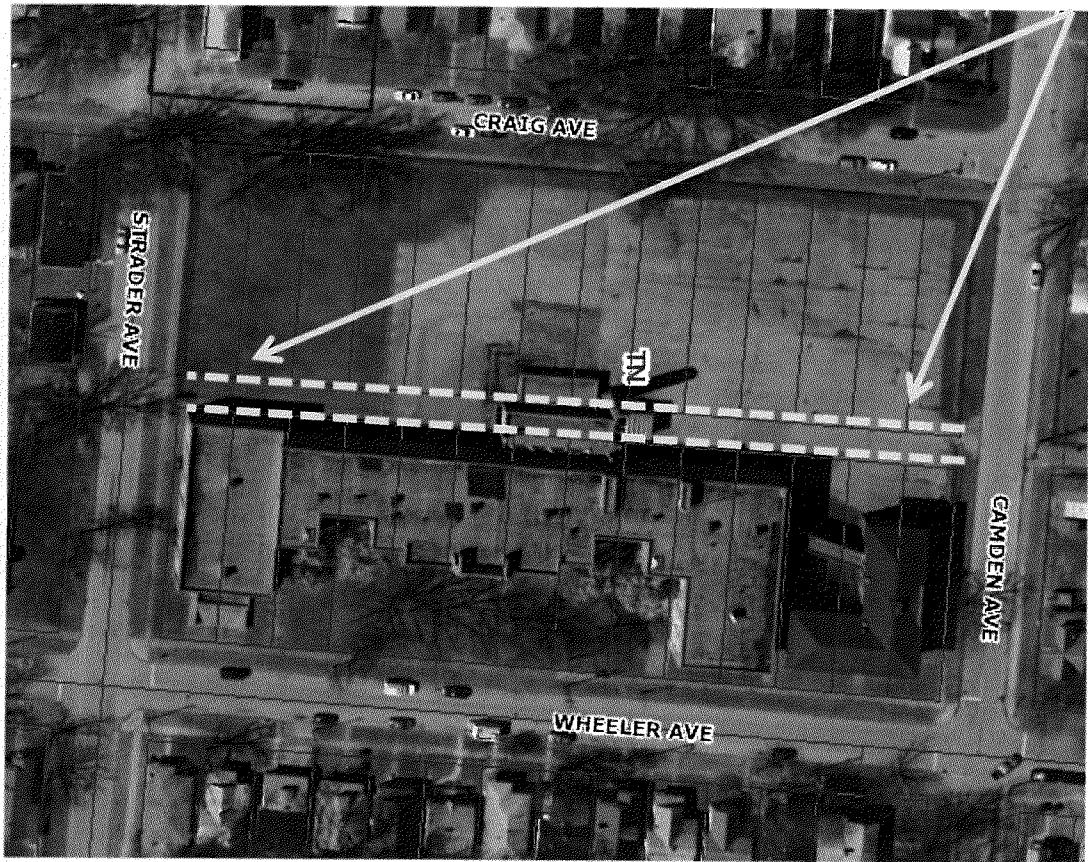
# Waivers

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