

BZA Application No. 20714

**1203 ½ Otis Street, NE
Community Housing for the
Hearing Impaired
May 18, 2022**

Board of Zoning Adjustment
District of Columbia
CASE NO.20714
EXHIBIT NO.54

Sullivan & Barros, LLP

Overview and Requested Relief

- R-1-B Zone; U-203.1(j) Special Exception Relief
- The existing house has been used for a home run by Deaf Reach since the 1980s- but capacity is limited to 6 rooms
- Proposing new building for a health care facility geared towards semi-independent living for deaf and hard of hearing individuals (15 units)
- The development will include 1203 Otis (right), but that is zoned MU-4 and does not require relief
- Both buildings meet all development standards for respective zones, special exception relief is only required for the use for 1203 ½ Otis
- The Office of Planning recommends approval
- ANC 5B Support; 30+ letters in support



Deaf-REACH Inc.

- Deaf-REACH Inc is a small not for profit organization- the main office is in Brookland at 3722 12th Street, NE in a building referred to as “Deaf Horizon”.
- Deaf-REACH has operated services and programs in Brookland for 50 years for Deaf and Hard of Hearing adults with disabilities including mental health and developmental disabilities.
- The current tenants have been residents of Brookland for 4 or more years each; Brookland has been a welcoming community for Deaf and Hard of Hearing people for 50 years. Deaf-REACH is thankful for this relationship.
- Project includes the development of indoor and outdoor space that will be state of the art Deaf Friendly, Disability friendly and will use Green Technology
- Additional affordable housing and supportive housing services in our new complex in addition to moving the program services into the Otis House building so that services are available on site
- Developing community friendly spaces that will encourage our neighbors and friends to have opportunities to learn about our culture and language and become part of our family
- Planning numerous activities for our neighbors to join and participate



General Requirements of Subtitle X § 901.2

Criteria	Project
1) "Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps."	<ul style="list-style-type: none"><li data-bbox="691 369 1904 478">• The proposed use is still considered a residential use under the zoning regulations and is appropriate in this location given the size of the lot and existing use of the lot.
2) "Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps."	<ul style="list-style-type: none"><li data-bbox="691 580 1881 648">• The building entry will be set back and due to the nature of the existing use and increase of only 9 rooms, the Applicant does not anticipate increased noise.

Specific Requirements of U § 203.1(j)	Project
<p>(1) In R-Use Group A, there shall be no other property containing a health care facility either in the same square or within a radius of one thousand feet (1,000 ft.) from any portion of the property;</p>	<p>Based on a review of the area using publicly available information and the GIS Map, there is not another health care facility within 1,000 square feet of the Property.</p>
<p>(2) In R-Use Groups B and C, there shall be no other property containing a health care facility either in the same square or within a radius of five hundred feet (500 ft.) from any portion of the property;</p>	<p>The property is not in R-Use Groups B and C.</p>
<p>(3) There shall be adequate, appropriately located, and screened off-street parking to provide for the needs of occupants, employees, and visitors to the facility;</p>	<p>Parking will be provided under the proposed “Building A” on 1203 Otis Street. The Applicant is meeting all off-street parking requirements for both buildings under Building A. Therefore, there shall be adequate, appropriately located, and screened off-street parking to provide for the needs of all occupants, employees, and visitors to the facility.</p>
<p>(4) The proposed facility shall meet all applicable code and licensing requirements;</p>	<p>The proposed facility will meet all applicable code and licensing requirements</p>
<p>(5) The facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area; and</p>	<p>The property is currently used as a health care facility for 6 persons and has operated without issue for years under the same ownership. The owner is now proposing to increase the capacity by only 9 residents and create a new building with better quality living spaces for residents. The proposed density is still quite limited considering that a community residence facility for up to 300 residents is permitted via special exception</p>
<p>(6) More than one (1) health care facility in a square or within the distances of (1) and (2) above may be approved only when the Board of Zoning Adjustment finds that the cumulative effect of the facilities will not have an adverse impact on the neighborhood because of traffic, noise, or operations;</p>	<p>Based on a review of the area using publicly available information and the GIS Map, there is not another health care facility within 1,000 square feet of the Property.</p>



FRONT



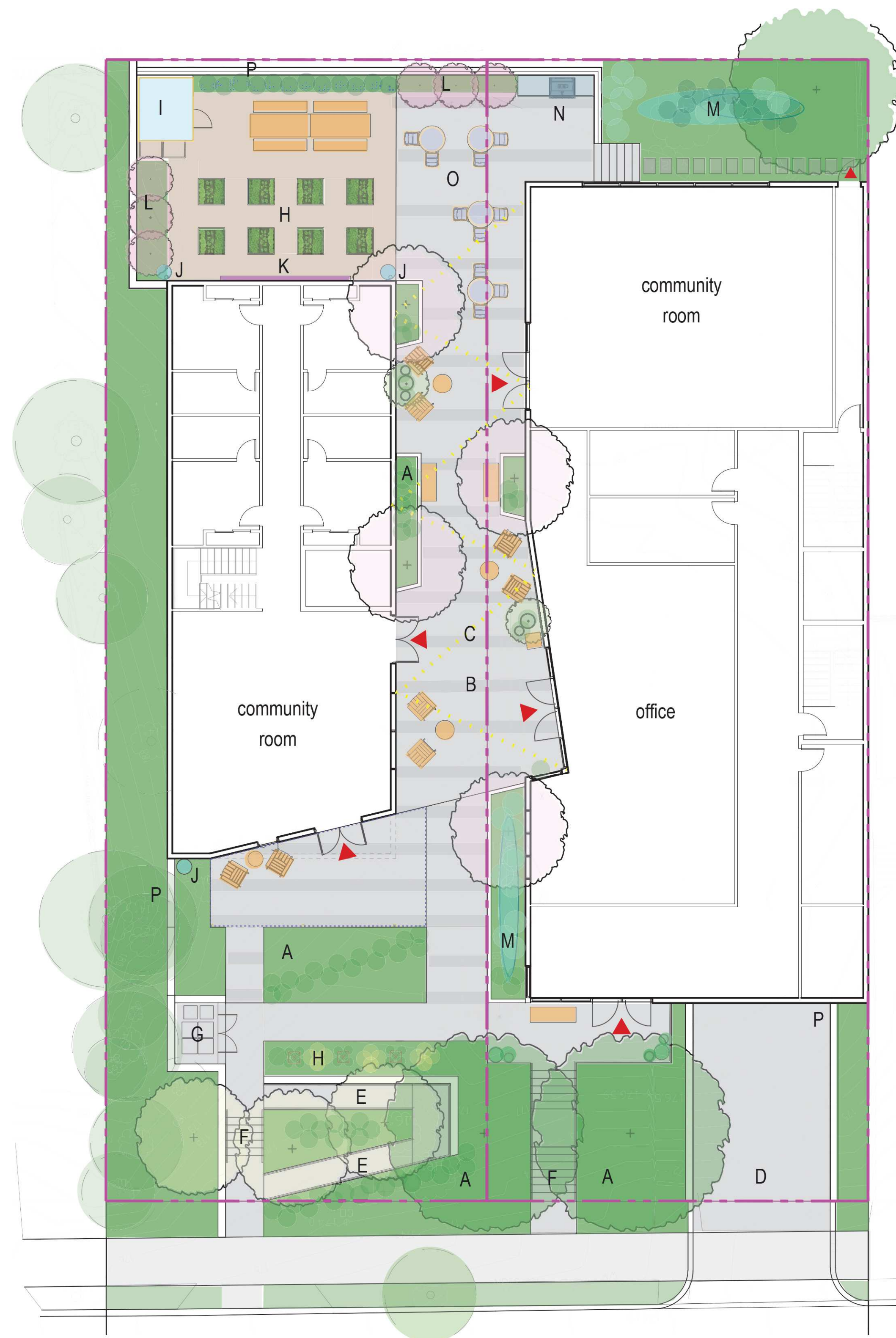
REAR



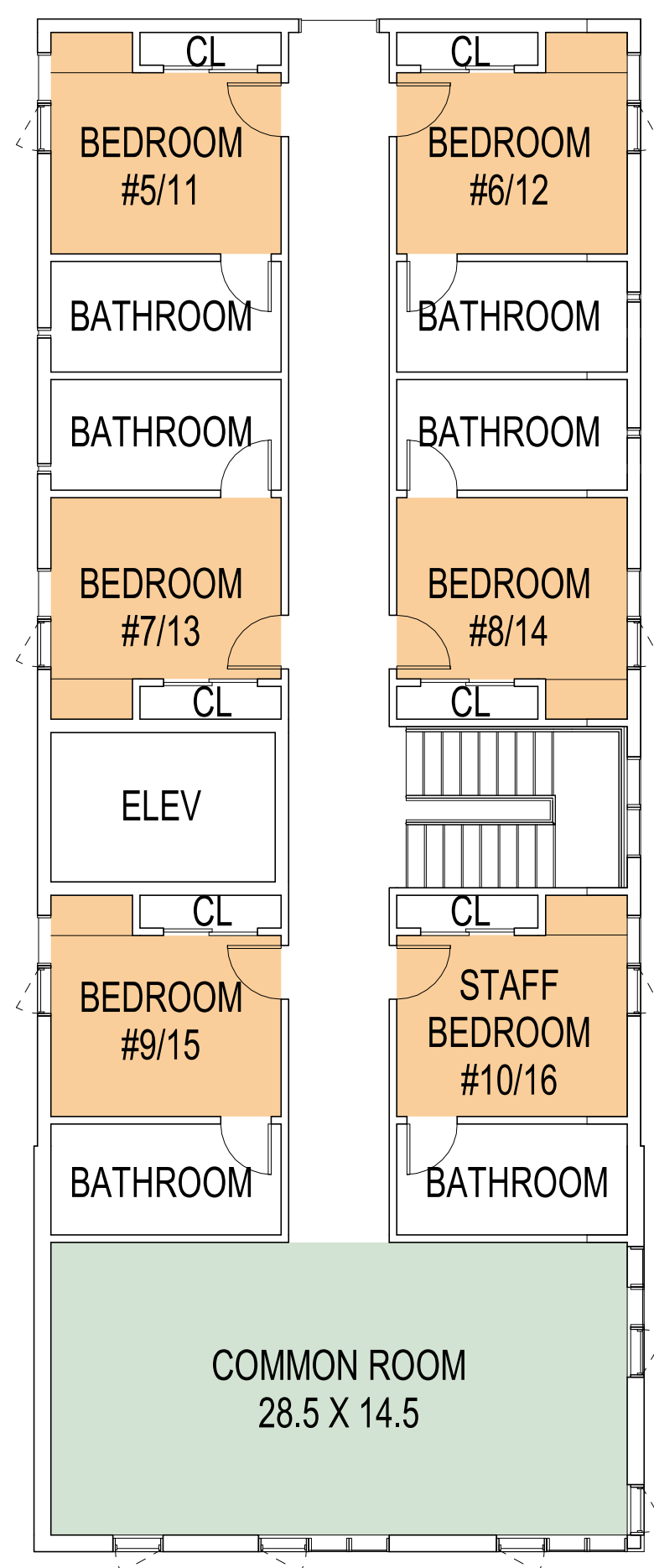
FRONT



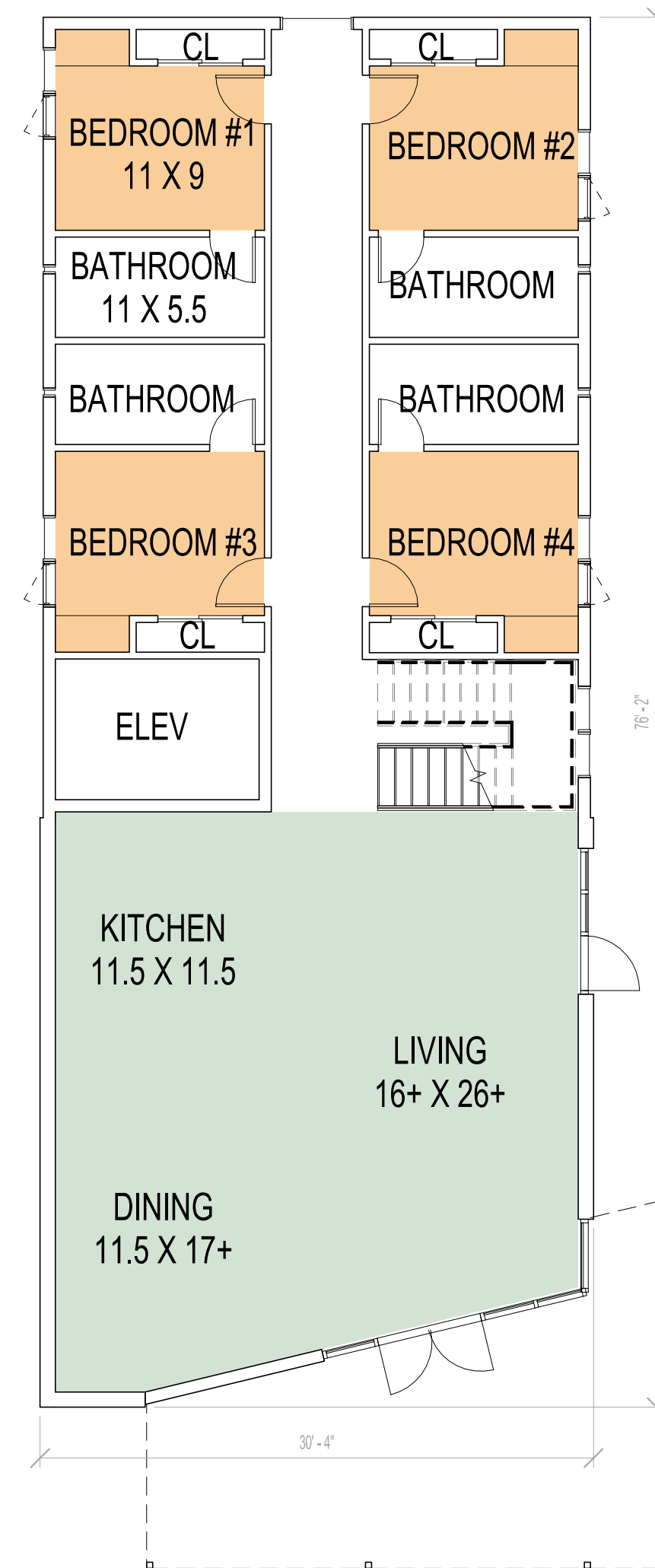
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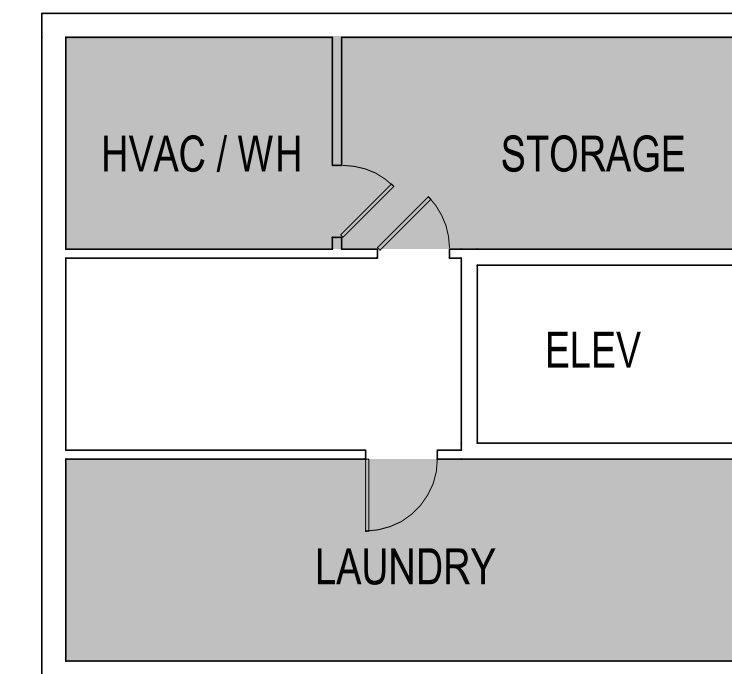
- A planting
- B plaza / promenade
- C catenary lighting
- D drive / new curb cut
- E ramp
- F stair
- G trash
- H vegetable / herb garden
- I small greenhouse
- J rain barrel
- K chalkboard / mural
- L dwarf fruit trees / figs
- M bioretention
- N grill / counter
- O seating / dining
- P retaining wall



FLOORS 2 - 3

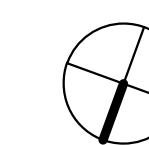


FIRST FLOOR



CELLAR

- BUILDING B**
 BEDROOMS: 15 + 1 STAFF
- COMMUNITY SPACE
 - BEDROOMS
 - SERVICE





Otis House Development

02/14/2022 | Schematic Design

Perspective - Front

PR-17





Questions?