



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
3927	0015	R-1-B	5B02

Address of Property: 1203 1/2 Otis Street, NE

ZONING INFORMATION

Relief from section(s): D-305.1, U § 203.1 (j)

Brief description of proposed project: This Statement is submitted on behalf of Community Housing for the Hearing Impaired (the "Applicant"), owner of the property located at 1203 1/2 Otis Street, NE (Square 3927, Lot 15) (the "Property"). The Applicant is proposing to demolish the existing building and construct a new building (the "Building") on the Subject Property. The Building will conform to all development standards of the R-1-B Zone. The Applicant is proposing to use the new building for a health care facility geared towards semi-independent living for deaf and hard of hearing individuals. The program will be run by Deaf-Reach, a non-profit agency committed to maximizing the self-sufficiency of deaf and hard of hearing people who need special services.

Present use of Property: The current use of 1203 1/2 Otis Street NE is as a rental home for 6 unrelated Deaf/Hard of Hearing Adults with disabilities. Each tenant has a bedroom and they share 2 full baths and 2 1/2 baths. They share a kitchen, living room, dining room and finished basement.

Proposed use of Property: The intended use of the new project will be as a group home/care facility for 15 Deaf and Hard of Hearing adults. There will be staff in the building 24 hours per day. Meals will be provided. Education and recreational activities will be provided. Each resident will have their own bedroom and bathroom. The entire facility will be accessible for people with physical disabilities and fitted for deaf and hard of hearing technology. There will be one large kitchen and dining space and three community/living spaces. There will be three floors and a basement.

CONTACT INFORMATION

Owner Information

Name: COMMUNITY HOUSING FOR THE HEARING IMPAIRED
E-mail: msullivan@sullivanbarros.com
Address: 3722 12TH ST NE WASHINGTON DC 20017-2533
Phone No.s: 2025031704
Phone No. Alternate:

Authorized Agent Information

Name: Martin Sullivan
E-mail: msullivan@sullivanbarros.com
Address: 1155 15th St #1003Washington
Phone No.s: 2025031704
Phone No. Alternate:

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
Health care facility (per person)	\$104	15	\$1560
Grand Total			2600

SIGNATURE

Date

Martin Sullivan

2/14/2022

Board of Zoning Adjustment
District of Columbia
CASE NO.20714

