198-208 Richmond Terrace

CD 1 **C 260169 ZMR**

IN THE MATTER OF an application submitted by Economic Development Opportunity Zone Fund 1, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

1. eliminating from an existing R6 District a C2-2 District bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 100 feet southwesterly of Richmond Terrace, and Nicholas Street;

2. eliminating a Special Hillsides Preservation District (HS) bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 125 feet southwesterly of Richmond Terrace, and Nicholas Street;

3. changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 125 feet southwesterly of Richmond Terrace, and Nicholas Street;

4. establishing within the proposed R7-3 District a C2-4 District bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 125 feet southwesterly of Richmond Terrace, and Nicholas Street; and

5. establishing a Special St. George District (SG) bounded by Richmond Terrace, a line perpendicular to the southwesterly street line of Richmond Terrace, distant 260 feet southeasterly (as measured along the street line), from the point of intersection of the southwesterly street line of Richmond Terrace and the southeasterly street line of Nicholas Street, a line 125 feet southwesterly of Richmond Terrace, and Nicholas Street;

as shown on a diagram (for illustrative purposes only) dated February 18, 2026, and subject to the conditions of CEQR Declaration E-864.