##

One45 for Harlem

CD 10 **C 250118 ZSM**

IN THE MATTER OF an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive all required accessory off-street parking spaces for dwelling units within a large-scale general development in a Transit Zone, in connection with a proposed mixed-use development, , bounded by West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lot 29), in a C4-6* District.

* Note: This site is proposed to be rezoned by changing existing R7-2/C1-4 and C8-3 Districts to a C4-6 District, under a concurrent related application for a Zoning Map change (C 250115 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2023M0297 or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.