DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

December 31, 2025

Reda Shehata, R.A.
Borough Commissioner
Department of Buildings
345 Adams Street, 3rd Floor
Brooklyn, NY 11201

Re: Applic. No. N 260159 CSK - IUV Parking Garage Substantial Compliance
Substantial Compliance to application C 220314 ZSK
12020 Flatlands Avenue
Block 4430, Lot 1 and Block 4434, Lots 1,10 and 100
R7-2/C2-4 District
Borough of Brooklyn
Community District 5

Dear Commissioner Shehata:

On May 21, 2024, the Department of Buildings was advised that the application (C 220314 ZSK) submitted by Innovative Urban Living, LLC for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 500 spaces within a proposed 7-story garage building, and to permit some of such spaces to be located on the roof of such public parking garage, on property located at the above referenced location, was approved by the City Planning Commission on October 11, 2022 (Cal. No. 15) and by the City Council on November 22, 2022 (Res. No. 404), on which date said Resolution of Approval became effective.

Presently, Innovative Urban Living LLC has submitted an application (N 260159 CSK), including the following revised plans prepared by Desman, Inc. requesting a determination of substantial compliance for changes to the previously approved special permit (C 220314 ZSK), in connection with a proposed mixed-use development, on property at the above referenced location:

Dwg. No.	Title	Last Date Revised
P-000	Public Parking Garage Plan - Zoning Lot	12/23/2025
P-100	Enlarged Public Parking Garage Plan	12/23/2025
P-101	Enlarged Public Parking Garage Plan – Level 1	12/23/2025
P-102	Enlarged Public Parking Garage Plan - Level 2 & 3	12/23/2025
P-103	Enlarged Public Parking Garage Plan - Roof	12/23/2025

Steven Lenard, Director
Ken Ramnarine, Deputy Director
120 Broadway – 31st Floor, New York, N.Y. 10271-0001
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The revised drawings reflect changes involving minor re-configuration and re-design of the garage building and a reduction in the number of floors and parking spaces, as more fully described in the enclosed application.

The Department of City Planning has reviewed these changes and has determined that the revised plans are in substantial compliance with the original approval of the City Planning Commission (C 220314 ZSK). If used, these plans would replace all plans (P-000 through P-105) originally approved in relation to the garage approval (C 220314 ZSK).

Enclosed for your information is a copy of application (N 260159 CSK), the approved substantial compliance drawings as listed above, and a copy of the original approval letter for this project, dated May 21, 2024.

Sincerely,

Steven Lenard

cc. LURDOB_DL
K. Ramnarine
C. Ogilvie-Laing
J. Halim
A. Sommer
K. Wood
J. Rogoff
L. Robinson
A. Mccabe
Applicant

Original Approval Letter Dated May 21, 2024

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

May 21, 2024

Reda Shehata, R.A.
Borough Commissioner
Department of Buildings
345 Adams Street, 3rd Floor
Brooklyn, NY 11201

Re: C 220311 ZSK, C 220312 ZMK, C 220313 ZRK, C 220314 ZSK & N 220165 LDK
Innovative Urban Village (ENY CCC)
Large Scale General Development
Bounded by Flatlands Avenue, Pennsylvania Avenue, a line 295 feet southeasterly of Flatlands Avenue, a line 235 feet southwesterly of Pennsylvania Avenue, a line 370 feet southeasterly of Flatlands Avenue, a line 535 feet southwesterly of Pennsylvania Avenue, a line 550 feet southeasterly of Flatlands Avenue, a line 245 feet northwesterly of Vandalia Avenue and Louisiana Avenue
Block 4430, Lot 1 and Block 4434, Lots 1 and 10
R7-2/C2-4 District
Borough of Brooklyn
Community District 5

Dear Commissioner Shehata:

Please be advised of the following applications (C 230311 ZSK & C 230314 ZSK) submitted by Innovative Urban Living, LLC in connection with a proposed mixed-use development, within a Large-scale General Development on property at the above referenced location, as follows:

1. C 220311 ZSK – an application for the grant of a special permit pursuant Section 74-743(a)(2) of the Zoning Resolution to modify the side and rear yard regulations of Section 23-40 (Yard Regulations), Section 23-50 (Additional Yard Regulations), Section 33-30 (Other Special Provisions for Rear Yards), and 35-50 (Modification of Yard Regulations), the height and setback requirements of Sections 23-66 (Height and Setback Requirements for Quality Housing Buildings), 23-69 (Special Height Limitations), and 35-65 (Height and Setback Requirements for Quality Housing Buildings) and the minimum distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings), was approved by the City Planning Commission with modifications on October 11, 2022 (Cal. No. 16) and by the City Council on November 22, 2022 (Res. No. 403), on which date said Resolution of Approval became effective; and

2. C 220314 ZSK – an application for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 500 spaces within a proposed 7-story garage building, and to permit some of such spaces to be located on the roof of such public parking garage, was approved by the City Planning Commission on October 11, 2022 (Cal. No. 15) and by the City Council on November 22, 2022 (Res. No. 404), on which date said Resolution of Approval became effective.

THE SPECIAL PERMITS (C 230311 ZSK & C 230314 ZSK) HAVE BEEN APPROVED SOLELY PURSUANT TO SECTION 74-743(a)(2) AND SECTION 74-512, RESPECTIVELY, OF THE ZONING RESOLUTION AND ARE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.

Implementation of this proposal also requires the following related actions:

C 220312 ZMK – an application for an amendment of the Zoning Map, Section No. 17d, by changing from an R5 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, was approved by the City Planning Commission on October 11, 2022 (Cal. No. 13) and by the City Council on November 22, 2022 (Res. No. 401), on which date said Resolution of Approval became effective; and

C 220313 ZRK – an application for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area and modifying Appendix I for the purpose of expanding the Transit Zone, was approved by the City Planning Commission on October 11, 2022 (Cal. No. 14) and by the City Council on November 22, 2022 (Res. No. 402), on which date said Resolution of Approval became effective.

In connection with the application (C 230311 ZSK & C 230314 ZSK), the applicant executed a Declaration of Large-Scale General Development, which was recorded on April 2, 2024 (CRFN:2024000081736), and which contains special conditions to the issuance of a building permit and/or certificate of occupancy. Questions regarding these provisions should be directed to DCP Counsel Alison Mc Cabe at (212) 720-3402.

Enclosed for your information are the following:

1. a copy of applications C 230311 ZSK, C 230312 ZMK, C 230313 ZRK & C 230314 ZSK;

2. a copy of the City Planning Commission reports for applications C 230311 ZSK, C 230312 ZMK, C 230313 ZRK & C 230314 ZSK, dated October 11, 2022 (Cal. Nos. 16, 13, 14, and 15, respectively);

3. a copy of the City Council's Resolutions of Approvals for applications C 230311 ZSK, C 230312 ZMK, C 230313 ZRK & C 230314 ZSK, dated November 22, 2022 (Res. Nos. 403, 401, 402, and 404, respectively);

4. a copy of the Restrictive Declaration of Large-Scale General Development, dated March 27, 2024, executed by Christian Cultural Center Inc.; IUV Phase 1 Owner, LLC; IUV Phase 1 LIHTC Owner, LLC; and IUV Phase 1A Housing Development Fund Corporation, and recorded in the New York County Office of the City Register on April 2, 2024 (CRFN:2024000081736); and

5. the following approved drawings prepared by Practice for Architecture Urbanism DPC and MPFP PLLC:

C 230311 ZSK

Dwg. No.	**Title**	**Last Date Revised**
Z-020.00	LSGD Zoning Analysis	10/04/2022
Z-021.00	LSGD Zoning Diagram	10/04/2022
Z-030.00	Overall Large Scale Site Plan	10/04/2022
Z-050.00	Waiver Plan	10/04/2022
Z-060.00	Zoning Section	10/04/2022
Z-061.00	Zoning Section	10/04/2022
Z-062.00	Zoning Section	10/04/2022
Z-063.00	Zoning Section	10/04/2022
Z-064.00	Zoning Section - Street Frontages	10/04/2022
Z-070.00	Urban Design Notes	10/04/2022
Z-071.00	Urban Design Notes	10/04/2022
L-000	Overall Landscape & Phasing Plan	10/04/2022
L-001	Publicly Accessible Area Plan	10/04/2022
L-002	Overall Key Plan	10/04/2022
L-003	Amenity Plan	10/04/2022
L-100	Key & Dim Plan	10/04/2022
L-101	Key & Dim Plan	10/04/2022
L-102	Key & Dim Plan Garage Roof	10/04/2022
L-200	Materials & Grading Plan	10/04/2022
L-201	Materials & Grading Plan	10/04/2022

L-202	Materials & Grading Plan - Garage Roof	10/04/2022
L-300	Planting, Furniture & Lighting Plan	10/04/2022
L-301	Planting, Furniture & Lighting Plan	10/04/2022
L-600	Furniture Details	10/04/2022
L-601	Planting Details	10/04/2022
L-602	Lighting Details	10/04/2022
L-603	POPS Signage Details	10/04/2022
L-604	Bollards Details	10/04/2022

C 220314 ZSK

Dwg. No.	**Title**	**Last Date Revised**
P-000	Public Parking Garage Plan - Zoning Lot	05/09/2022
P-100	Enlarged Public Parking Garage Plan	05/09/2022
P-101	Enlarged Public Parking Garage Plan – Level 1	05/09/2022
P-102	Enlarged Public Parking Garage Plan - Level 2 & 3	05/09/2022
P-103	Enlarged Public Parking Garage Plan - Level 4 & 5	05/09/2022
P-104	Enlarged Public Parking Garage Plan - Level 6 & 7	05/09/2022
P-105	Enlarged Public Parking Garage Plan - Roof	05/09/2022

Sincerely,

Steven Lenard

cc. LURDOB_DL
K. Ramnarine
A. Greenidge
M. Guimaraes
A. Sommer
K. Wood
A. Mccabe
S. Wong
Applicant