Innovative Urban Village (ENY CCC)

CD 5 **C 220311 ZSK**

IN THE MATTER OF an application submitted by Innovative Urban Living, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution Section 74-743(a)(2) of Zoning Resolution to modify:

1. the side and rear yard regulations of Section 23-40 (YARD REGULATIONS), Section 23-50 (Additional Yard Regulations), Section 33-30 (OTHER SPECIAL PPROVISIONS FOR REAR YARDS), and 35-50 (MODIFICATION OF YARD REGULATIONS);

2. 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

3. the minimum distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings);

in connection with a proposed mixed-use development, within a Large-scale General Development generally 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 & 10), in an R7-2/C2-4* District.

*Note: This site is proposed to be rezoned by changing an existing R5 District to R7-2/C2-4 District, under a concurrent related application for a Zoning Map change (C 220312 ZMK).

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/2019K0038, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

(On August 10, 2022, Cal. No. 10, the Commission scheduled August 24, 2022 for a public hearing. On August 24, 2022, Cal. No. 26, the hearing was closed.)

For consideration.