DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Sideya Sherman, Director
Department of City Planning

June 23, 2026

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

Re: Applic. No. N 260303 CSK – Innovative Urban Village Substantial Compliance
Substantial Compliance to application C 220311 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 220311 ZSK) submitted by Innovative Urban Living, LLC for the grant of a special permit pursuant to 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 33-50 (Modification of Yard Regulations), the height and setback requirements of Sections 23-66 (Height and Setback Requirements for Quality Housing Building), 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), on property located at the above referenced location, was approved by the City Planning Commission 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.

Presently, Innovative Urban Living LLC has submitted an application (N 260303 CSK), including the following revised plans prepared by Practice for Architecture Urbanism DPC requesting a determination of substantial compliance for changes to the previously approved special permit (C 220311 ZSK), in connection with a large-scale general development, on property at the above referenced location:

Dwg. No.	Title	Last Date Revised
Z-020.00	LSGD Zoning Analysis	06/01/2026

Z-021.00	LSGD Zoning Diagram	06/01/2026
Z-030.00	Overall Large Scale Site Plan	06/01/2026
Z-050.00	Waiver Plan	06/01/2026
Z-060.00	Zoning Section	06/012026
Z-061.00	Zoning Section	06/01/2026
Z-062.00	Zoning Section	06/01/2026
Z-063.00	Zoning Section	06/01/2026
Z-064.00	Zoning Section – Street Frontages	06/01/2026
Z-070.00	Urban Design Notes	06/01/2026
Z-071.00	Urban Design Notes	06/01/2026

The revised drawings reflect changes involving minor re-configuration of the Building 5 approved envelope, removal of waivers that are no longer required as a consequence of the City of Yes for Housing Opportunity Text Amendment, and related updates to the zoning calculations, 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.

Enclosed for your information is a copy of the application (N 260303 CSK) and the approved substantial compliance drawings listed above.

Sincerely,

Steven Lenard

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