DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Sideya Sherman, Director
Department of City Planning

April 23, 2026

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

Re: Applic. No. N 260304 CSK - IUV Parking Garage Substantial Compliance II
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.

Subsequently, on December 31, 2025, the Department of Buildings was advised that a request for a determination of substantial with the approvals of the City Planning Commission in connection with application C 220314 ZSK, involving minor re-configuration and re-design of the garage building and a reduction in the number of floors and parking spaces, was approved by the Department of City Planning on December 31, 2025.

Presently, Innovative Urban Living LLC has submitted an application (N 260304 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	04/17/2026

Steven Lenard, Director
Ken Ramnarine, Deputy Director
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P-100	Enlarged Public Parking Garage Plan	04/17/2026
P-101	Enlarged Public Parking Garage Plan – Level 1	04/17/2026
P-102	Enlarged Public Parking Garage Plan – Levels 2 & 3	04/17/2026
P-103	Enlarged Public Parking Garage Plan – Roof	04/17/2026

The revised drawings reflect changes involving minor re-configuration and re-design of the garage building envelope, 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 260304 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