NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Procedure

Application #: C 220311 ZSK	**Project Name**: Innovative Urban Village (ENY CCC)
CEQR Number: 20DCP057K	**Borough(s)**: Brooklyn **Community District Number(s)**: 05

Please use the above application number on all correspondence concerning this application

***Docket Description**:*

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, Borough of Brooklyn, Community District 5.

*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,

Related Applications:	N 220165 LDK	C 220312 ZMK	N 220313 ZRK	C 220314 ZSK	

Applicant(s):	**Applicant Contact**:
Innovative Urban Living, LLC 432 Park Avenue South, 2nd FL New York, NY 10016	Simeon Maleh 432 Park Avenue South, 2nd FL New York, NY 10016 (212) 716-2536, smaleh@gothamorg.com

Contact: *Address questions about this application to the following DCP Office:*

DEPARTMENT OF CITY PLANNING

Brooklyn Office

Address: 16 Court Street, 7th Fl. Brooklyn, NY 11241-0103

Phone: 718-780-8280

Email: BK_DL@planning.nyc.gov

Public Review Timeline:

On **05/09/2022** the above listed application was certified as complete by the Department of City Planning.

The period for community board review begins on **05/18/2022** and must be completed by **07/18/2022**