



BSA Amendment Application

103-70-BZ, 104-70-A

BSA Variance Background

- 1970 - BSA variances (Calendar no. 102-70-BZ & 104-70-A) permitted the construction of a building with non-compliant windows and lot depth
- Because of this BSA variance in the 1970's, the BSA has jurisdiction over 203 East 74th Street and it must sign off on the transfer of development rights from this property

Application Request:

203 East 74 LLC is seeking to transfer unused development rights from 203 East 74th Street to an adjacent development site, located at 1297-1299 Third Avenue and 204 East 75th Street (Block 1429, Lots 3, 4, and 44).

The transfer will allow the developer to build an additional 1.5 stories at 1299 Third Avenue.

The application also proposes to amend the BSA approved plans to reflect the existing, built condition of the building at 203 East 74th Street, which has been modified since the BSA's initial approval.

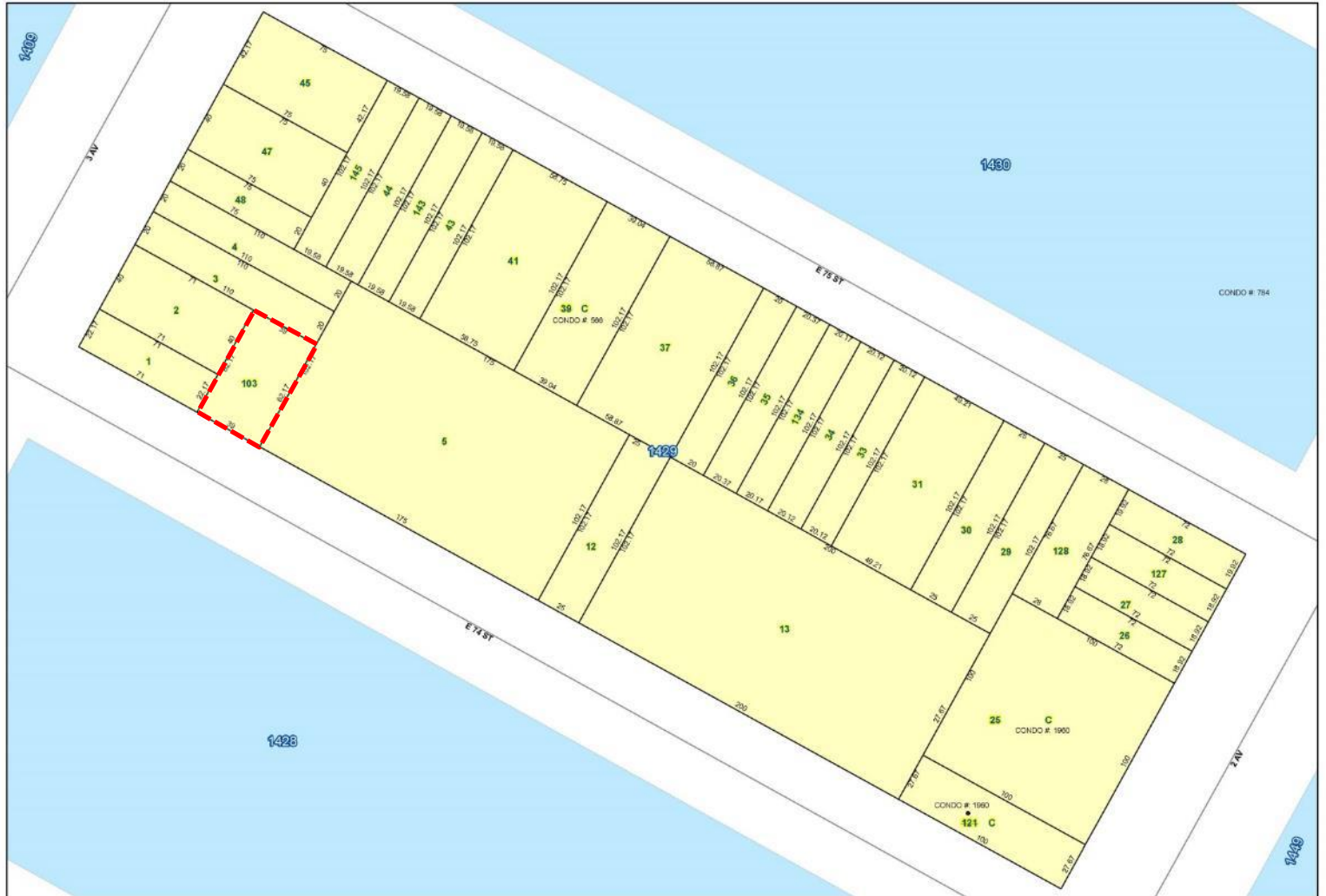


NYC Digital Tax Map

Effective Date : 02-19-2010 10:27:51
End Date : Current
Manhattan Block: 1429

Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Undervater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

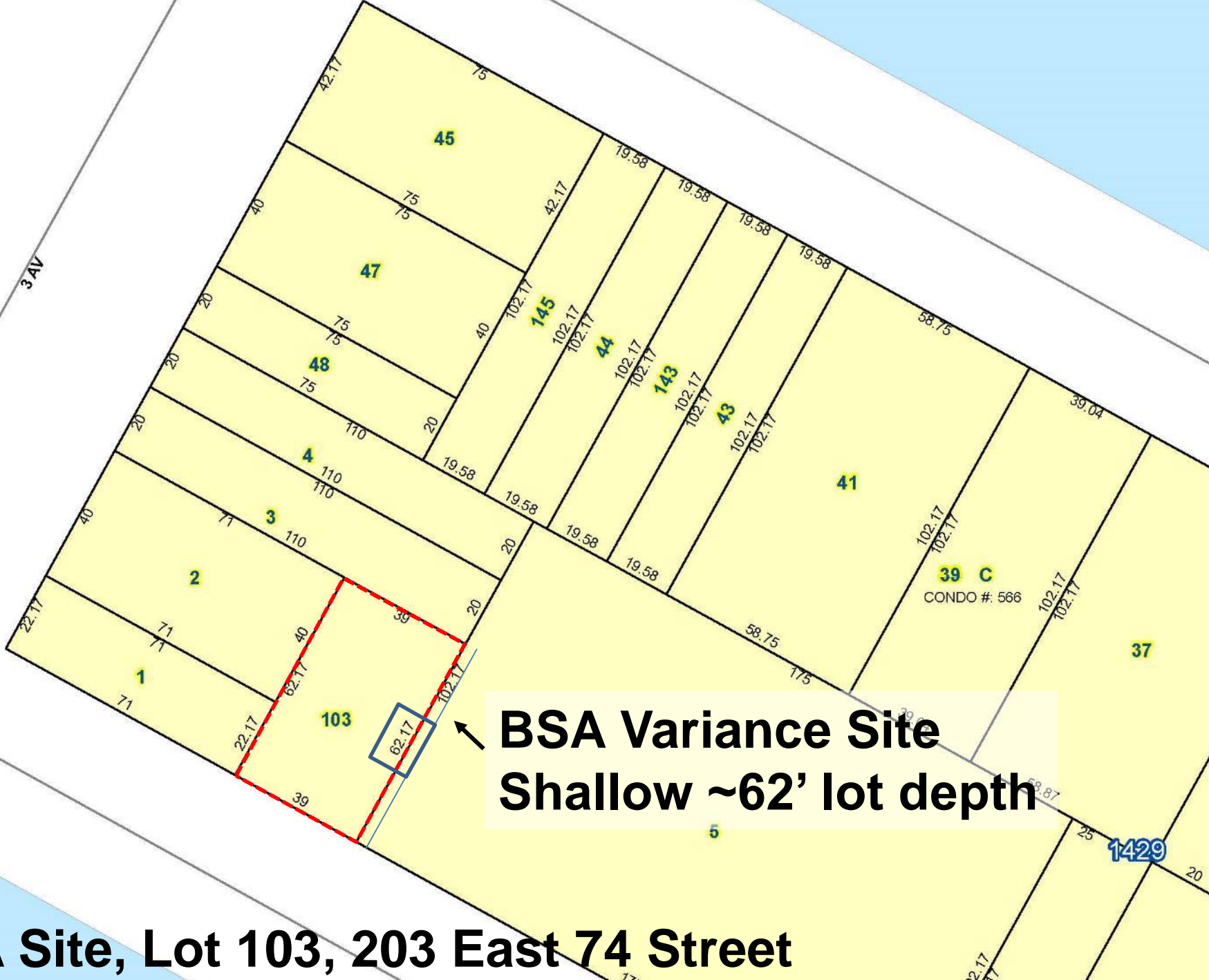


0 5 10 15 20 25 Feet

Block 1429 is bounded by E. 74th St, E. 75th St, Third Ave and Second Ave.

1409

3 AV



BSA Variance Site
Shallow ~62' lot depth

BSA Site, Lot 103, 203 East 74 Street

1429

1409

3 AV



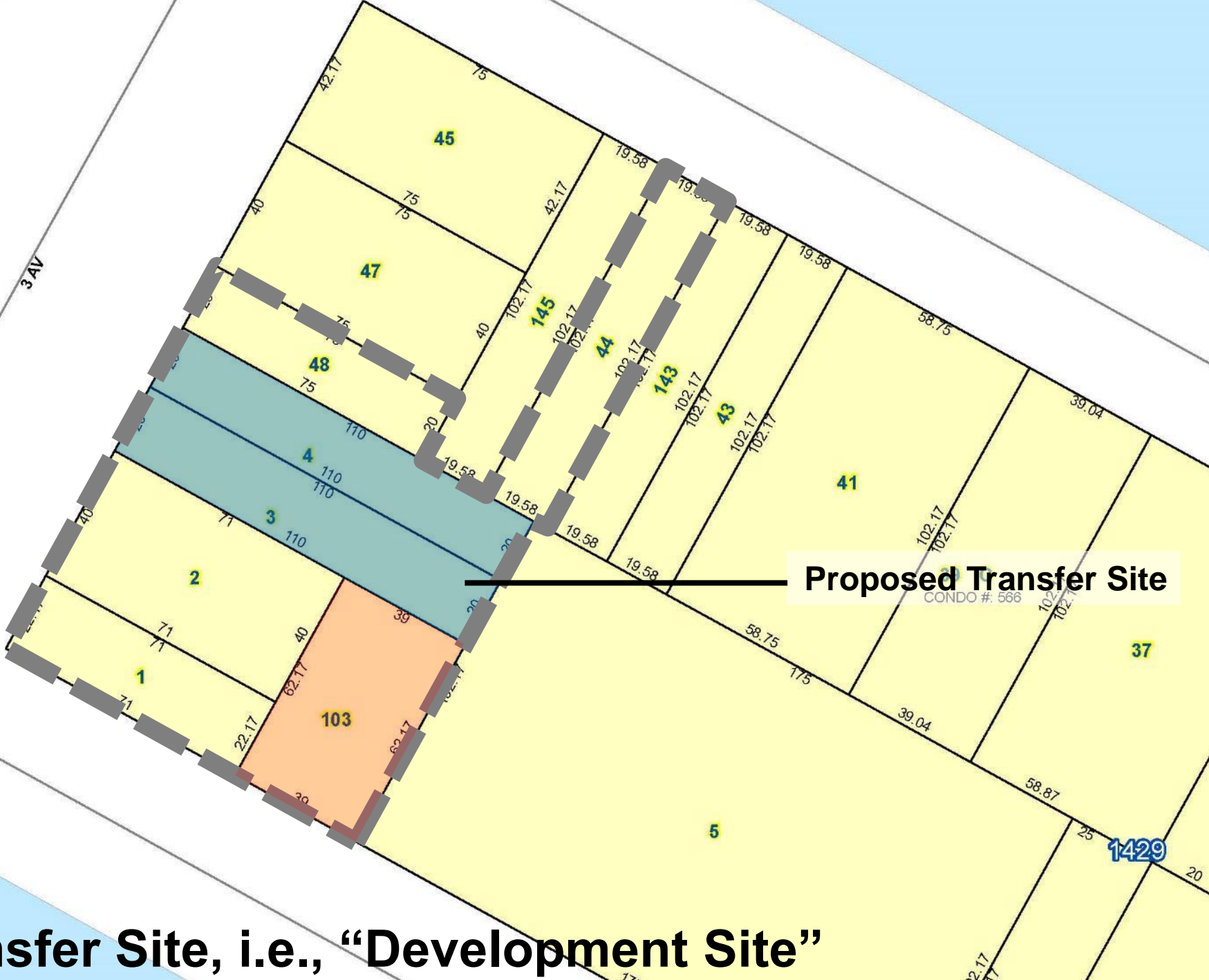
New Zoning Lot

39 C
CONDO #. 566

1429

1409

3 AV



Proposed Transfer Site
CONDO #. 566

Transfer Site, i.e., "Development Site"

1429



E. 74th Street

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