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 74\textsuperscript{th} Street to an adjacent development site, located at 1297-1299 Third Avenue and 204 East 75\textsuperscript{th} 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.
Block 1429 is bounded by E. 74th St, E. 75th St, Third Ave and Second Ave.
BSA Site, Lot 103, 203 East 74 Street

BSA Variance Site
Shallow ~62’ lot depth
Proposed Transfer Site

Transfer Site, i.e., “Development Site”
BSA Amendment Application
103-70-BZ, 104-70-A