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April 28, 2009

Hon. Meenakshi Srinivasan
Chair
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006

VIA FAX AND MAIL

Dear Chairperson Srinivasan:


I am writing to you to express my opposition to the Board of Standards and Appeals (BSA) application (Calendar # 314-08-BZ) for 437 West 13th Street in Manhattan, which would grant a variance to allow for the construction of a 12-story commercial building contrary to bulk regulations and use regulations.

First and foremost, there is simply no hardship in this case. Though the applicant claims the proximity of the High Line is a hardship, this situation actually provides a unique amenity to the developer which will increase his property values and the income he will be able to derive from this site.

By contrast, if the requested variances for the increase in allowable size of the retail space are granted, this will have an enormous and negative impact upon the area. The requested variance will dramatically change the character of this neighborhood from one of small, unique retail spaces to large-scale retail emporia.

As Chair of the City Council's Zoning and Franchises Subcommittee, I thus strongly urge you to reject these proposed variances for 437 West 13th Street.

Sincerely,


Tony Avella
Council Member
District 19 – Northeast Queens

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