

Village of North Syracuse  
Zoning Board of Appeals  
**APPLICATION FOR VARIANCE OF  
REQUIREMENTS OF VILLAGE ORDINANCES**

Date Filed with Codes Clerk: \_\_\_\_\_

Applicant: North Area Meals on Wheels Inc.      Address: 413 Church Street, North Syracuse, NY 13212

Owner: North Area Meals on Wheels Inc.      Address: 413 Church Street, North Syracuse, NY 13212

Lessee: N/A      Address: N/A

Application is hereby made for a variance of **Section 240-29 Off Street Parking Requirements C. (4) Places for public assembly** requirement of one space for every 100 square feet of gross floor area or fraction thereof of the Village Ordinance under the authority vested in the Zoning Board of Appeals. Application must be accompanied with all supporting documentation in duplicate.

Premises affected:

Located in Zone: R9

Street or House Number: 413 Church Street

Sec:22      Blk:02      Lot: 01.1 and 01.2

In connection with:      New Building:      Existing Building: X (addition to existing building)

If existing building, give date of erection: 2004

Any variances requested or granted on this property? **Yes. Lot Size** - 2 acres required by code, variance to 0.63 acres approved; **Lot Width** - 200 feet minimum required by code, variance to 80 feet minimum approved; **Lot Depth** 240 feet required by code, variance to 234 feet approved; East Side Yard set back from 15 feet to 0 feet in parking area; **Electronic Message Sign** variance allowing installation of electronic message sign at front of building approved..

Date of such variances: Lot Size, Lot Depth, Lot Width, and East Side Yard variances approved February 28<sup>th</sup>, 2003 and Electronic Message Sign variance approved August 1, 2019.

Variance Requested & Basis for granting relief:

The North Area Meals on Wheels (NAMOW) facility is identified as a Community Center. The number of off-street parking spaces required by the Village Code Section 240-29 C.(4) is 1 per 100 square feet. The total square footage of the expanded building is 7,400 square feet thus a total of 74 spaces (7,400SF/100) is required by code. We respectfully requests a variance to allow a total of 52 parking spaces. Section 240-31 A. does allow the Planning Commission to modify the parking requirement if it finds that for any particular use the minimum spaces are not sufficient or are excessive, provided that the safety and general welfare of the public are not jeopardized. The NAMOW facility is not a typical place for public assembly requiring the 1 space per 100 square feet of building area. As such we respectfully request a variance to allow a total of 52 off street parking spaces.

PLEASE NOTE: No application for a variance will be accepted unless complete plans for project have been disapproved by the Village Codes Enforcement Officer. The variance application must be filed with the Codes Clerk.



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Mark Petranichuk  
Vice President, Board of Directors

DATE: June 14, 2024

**VILLAGE OF NORTH SYRACUSE  
CODE RELIEF DESCRIPTION**

NAME: North Area Meals on Wheels Inc. (NAMOW)

ADDRESS: 413 Church Street, North Syracuse, NY 13212

SEC 22

BLK 2

LOT 01.1. and 01.2

CODE VIOLATION SECTION: **240-29** Off -street parking requirements, C. Off Street Parking Requirements shall be as follows: (4) Places of public assembly.

CODE SECTION STATES: "Every structure used as a theatre, amusement facility, auditorium, community center, club, stadium, library, museum, church, lodge hall, or other place of public or private assembly which provides facilities for seating people: one space for every five seats. Where there are no seats provided in the place of assembly, one space shall be provided for every 100 square feet of gross floor area or fraction thereof."

**VARIANCE RELIEF:**

CODE ALLOWANCE: Code requires a minimum of 1 parking space per 100 square feet of gross floor area.

EXISTING SITUATION: Existing building has 46 parking spaces. Existing building has a gross floor area of 5,000 square feet thus 50 parking spaces are required by code. The existing NAMOW facility is not in compliance with the code requirement of 1 space per 100 square feet of gross floor area.

PROPOSED CHANGE: A 2,400 square foot expansion of our 5,000 square foot existing building is being proposed. The NAMOW facility is identified as a Community Center. The number of off-street parking spaces required by the Village Code Section 240-29 C. (4) is 1 per 100 square feet. The total square footage of the expanded building will be 7,400 square feet thus a total of 74 spaces (7,400SF/100) is required by code. We respectfully request a variance to allow a total of 52 parking spaces. Section 240-31 A. does allow the Planning Commission to modify the parking requirement if it finds that for any particular use the minimum spaces are not sufficient or are excessive, provided that the safety and general welfare of the public are not jeopardized. The NAMOW facility is not a typical place for public assembly requiring the 1 space per 100 square feet of gross building area. As such it is our opinion the number of parking spaces required by code is excessive and we respectfully request the committee to agree and grant a variance to allow a total of 52 off street parking spaces.