

MAYOR  
Caroline Simmons



CITY OF STAMFORD  
ZONING BOARD  
LAND USE BUREAU  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS  
Matthew Quiñones

Land Use Bureau Chief  
Ralph Blessing

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Vineeta Mathur  
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Associate Planner  
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RECEIVED

June 4, 2024

JUN 4 2024

Ms. Theresa Dell, Chair, Planning Board  
Land Use Bureau, City of Stamford  
888 Washington Blvd.  
Stamford, CT 06904

PLANNING BOARD

RE: Application 224-17- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, - The purpose of this text change is to create the position of “Acting ZEO” in case the ZEO is unable to fulfill their duties, for example due to illness. The acting ZEO would be the Deputy ZEO. If there is no Deputy ZEO, the Zoning Board would appoint an Acting ZEO.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **July 9, 2024**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

Vineeta Mathur  
Principal Planner



**APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS**

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (**see Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

**Fee Schedule**

|                   |            |
|-------------------|------------|
| Minor Text Change | \$1,060.00 |
| Major Text Change | \$5,060.00 |

APPLICANT NAME (S): CITY OF STAMFORD ZONING BOARD

APPLICANT ADDRESS: 888 WASHINGTON BOULEVARD, STAMFORD, CT 06901

APPLICANT PHONE 203-977-4711

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: The purpose of this text change is to create the position of "Acting ZEO" in case the ZEO is unable to fulfill their duties, for example due to illness. The acting ZEO would be the Deputy ZEO. If there is no Deputy ZEO, the Zoning Board would appoint an Acting ZEO.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 4<sup>th</sup> DAY OF June 20 24

SIGNED: Ralph Blessing

**NOTE:** Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 COUNTY OF FAIRFIELD ss STAMFORD June 4, 20 24

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Mary Judge  
 MARY JUDGE  
 Notary Public, State of Connecticut  
 My Commission Expires 9/30/2028  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 224-17 Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

**Proposed Zoning Text Change to Amend the Stamford Zoning Regulations to create the position of an Acting Zoning Enforcement Officer**

05/24/2024

**Narrative**

The purpose of this Zoning Text change is to create the position of an “Acting ZEO” in case the ZEO is unable to fulfill their duties, for example due to illness. The Acting ZEO would be the Deputy ZEO. If there is no Deputy ZEO, the Zoning Board would appoint an Acting ZEO.

**AMEND definition Zoning Enforcement Officer in Section 3.B.:**

***Zoning Enforcement Officer***

*Zoning Enforcement Officer (ZEO)* is defined as an official appointed by the Zoning Board who is charged with enforcing these Zoning Regulations ~~of the City of Stamford~~ per Sections C6-40-19 and C6-40-20 of the City Charter and per Section 1.C. of these Regulations.

The powers and duties of the ZEO are set forth in Section 1.C. See Section 1.C. for information about the appointment of an Acting ZEO.

~~The ZEO’s duties include reviewing building construction and development plans to assure that there are no violations of prescribed conditions set by the Planning Board, Zoning Board and Zoning Board of Appeals prior to issuance of zoning/building permits and certificates of occupancy and issuing such *Zoning Permit*; initiating, responding to, and investigating alleged zoning violations and violations of decisions of the Planning Board, Zoning Board and Zoning Board of Appeals; and issuing cease and desist orders for any such violations.~~

**AMEND Section 1.C. as follows:**

**1.C. POWERS AND DUTIES OF THE ZONING ENFORCEMENT OFFICER AND DEPUTY ZEO ENFORCEMENT AND PENALTIES<sup>1</sup>**

**1.C.1. Duties of the Zoning Enforcement Officer**

It shall be the duty of the *Zoning Enforcement Officer*, or their designee, as authorized by the City Charter to enforce the provision of these Regulations (including but not limited to permits, decisions and conditions of approval) and to make such orders and decisions as may be necessary to carry out the intent thereof. Said *Zoning Enforcement Officer*, or their designee, shall be empowered to: (a) cause any *Building, Structure*, place or premises to be inspected and examined

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<sup>1</sup> [Formerly Section 16]

in accordance with law and to order, in writing, the remedying of any conditions found to exist in violation of any provision of these Regulations, or any permit or approval issued hereunder; and (b) enforce any permit, condition of any zoning approval and decision, issued in connection with these Regulations. (221-11, 223-07)

### **1.C.2. Enforcement Authority**

The *Zoning Enforcement Officer*, or their designee, as authorized, may institute any appropriate action or proceedings: (a) to prevent the unlawful erection, construction, reconstruction, alteration, repair or conversion of any *Building* or *Structure*, or the unlawful use of land, (b) to restrain, correct or abate such violations, (c) to prevent the occupancy of said *Building*, *Structure*, or land, (d) to prevent any illegal act, conduct, business or use in or about the premises, or (e) to prevent or correct a violation of any permit, decision or condition of any zoning approval. Whenever such acts shall be in contradiction to the provisions of these Regulations (including but not limited to a condition of zoning approval or decision), penalties shall be as provided by General Statutes and City Charter section 248, as the case may be. (221-11, 223-07)

### **1.C.3. Duties of the Deputy ZEO**

The Deputy ZEO performs such duties of the ZEO as assigned to them by the ZEO and shall be appointed by the Zoning Board. In the event the ZEO is unable to fulfill their responsibilities due to absence or disability as determined by the Land Use Bureau Chief, the Deputy ZEO shall temporarily assume the power and duties of the ZEO until the return of the ZEO and shall be the Acting ZEO.

The Deputy ZEO shall have the requisite qualifications for the ZEO position, shall not be the Chief Building Official and shall be an employee of the City of Stamford. The term of the Acting ZEO shall end with the return of the ZEO.

### **1.C.4. Appointment of an Acting ZEO by the Zoning Board.**

If at that time of such absence or disability of the ZEO, there is no Deputy ZEO or the Deputy ZEO is unable to fulfill their responsibilities due to absence or disability then the Zoning Board may appoint another person as Acting ZEO for a period of 45 days.

A person acting as the ZEO shall have the requisite qualifications for the ZEO position, shall not be the Chief Building Official and shall be an employee of the City of Stamford. Should the absence or disability of the ZEO extend beyond 45 days, the term of the Acting ZEO may be extended by the Zoning Board in increments of no more than thirty (30) days for each extension. The term of the Acting ZEO shall end with the return of the ZEO.