

**FOR PUBLICATION: THE ADVOCATE – TWO INSERTIONS – WED, AUG. 28, 2024  
WED, SEPT 4, 2024**

**LEGAL NOTICE  
ZONING BOARD – CITY OF STAMFORD**

**Application 224-17-** Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on Monday, **September 9, 2024 at 6:30pm** through a web and phone meeting to consider the application of the City of Stamford’s Zoning Board for a Text Change to the Stamford Zoning Regulations intended 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.

Note:

~~Strikethrough~~ Text to be deleted.  
Underline Text to be added.  
Regular Existing text to be retained.

**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 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

---

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

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.

Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage ([www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning)) in advance of the Public Hearing.

At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Zoning Board. Hearing impaired persons wishing to attend this meeting that require an interpreter may make arrangements by contacting the Department of Social Services administration office at 977-4050 at least five (5) working days prior to the meeting.

ATTEST: DAVID STEIN  
CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 28<sup>th</sup> day of August 2024