

MAYOR
Caroline Simmons



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

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Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

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Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

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Lindsey Cohen
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lcohen@stamfordct.gov

RECEIVED

July 25, 2025

JUL 25 2025

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

PLANNING BOARD

RE: Application 225-31- Raymond Mazzeo – Redniss & Mead, 22 First Street, Stamford, CT, - Zoning Text Change. - The purpose of this text change is to revise section 2 (permits and approvals) to match the expiration and extension timing of Variance approvals to be consistent with both Site Plan and Special Permit approvals.

Dear Ms. Godzeno:

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 **August 29, 2025**.

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

Sincerely,

Vineeta Mathur

Vineeta Mathur
Principal Planner

July 24, 2025

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: Text Change Application to Amend Section 2 (Permits and Approvals)

Dear Mr. Blessing and Board Members,

As discussed, enclosed please find an application and supportive materials for a Text Change to Section 2 (Permits and Approvals) to match the expiration and extension timing of Variance approvals to be consistent with both Site Plan and Special Permit approvals. Due to uncertainty in the marketplace and financing conditions, especially with nonprofit and community organizations who depend on private fundraising, we have seen more applicants needing to extend their approvals. These changes serve to help alleviate the problem and provide the necessary flexibility of time for applicants to obtain a building permit.

The proposed changes, described more specifically herein, are as follows:

- a. To extend the Variance approval time from 12 months to 36 months, consistent with other types of approvals.
- b. To allow two 2-year extensions in lieu of 1 one-year, consistent with other types of approvals.
- c. To allow the new extension request periods to apply to all active approvals.

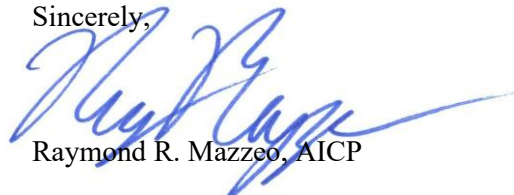
The proposed Text Change is not anticipated to have an adverse impact on Mobility, Housing, Schools and Community Facilities, Infrastructure, Public Safety, Parks and Open Space, Environmentally Sensitive Areas, Historic Resources, or Quality of Life. These changes only affect existing and future approvals that will, or have already, gone through all applicable departmental reviews and public hearings.

In support of the applications, enclosed please find:

1. A check in the amount of \$2,060 for:
 - Text Fee: \$1,060
 - Public Hearing Fee: \$1,000
2. Text Change Application Form;
3. Proposed Text Change language;

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this opportunity to further improve our regulations.

Sincerely,



Raymond R. Mazzeo, AICP

Enclosures

CC: V. Mathur, Principal Planner
L. Cohen, Associate Planner

July 24, 2025

City of Stamford
Planning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: Text Change Application to Amend Section 2 (Permits and Approvals)

Dear Mr. Blessing and Board Members,

As you may be aware, we have submitted a Text Change application to Amend Section 2 (Permits and Approvals). Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting. Please let us know if you have any questions or would like additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ray Mazzeo', is written over the typed name.

Raymond R. Mazzeo, AICP

Enclosures

CC: V. Mathur, Principal Planner
L. Cohen, Associate 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): Raymond R. Mazzeo

APPLICANT ADDRESS: c/o Redniss and Mead (22 First Street - Stamford, CT 06905)

APPLICANT PHONE c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 12 Eastover Road

PROPOSED TEXT CHANGE: See Attached Text Change

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? Yes (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 24 DAY OF July 2025

SIGNED: [Signature]

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 July 24 2025

Personally appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 225-31 Received in the office of the Zoning Board: Date: _____

By: _____

July 24, 2025

Proposed Text Change

Note: Proposed new language is shown highlighted and underlined.
Proposed deletions are shown [~~bracketed and struck through~~].

TO AMEND Section 2 Permits and Approvals as follows:

To amend 2.B (Variances), Subsection 2.B.4. (Limitations) as follows:

- a. Any Variance granted by the Board shall automatically expire if a full Building Permit for work on the Structure or feature for which the Variance was granted is not issued within ~~[12]~~ 36 months of the date of such approval. If no Building permit is required, any use for which a Variance has been granted shall be established within ~~[12]~~ 36 months of the date of approval thereof or such Variance shall be void. The time that elapses during any litigation challenging a granted Variances, until final judgement or settlement, shall not count toward the time limits set out in this Section. The Board of Appeals shall have the authority to grant no more than ~~[one 12 month]~~ two two-year extensions of such time period. These expiration periods will be valid for all applications approved after [insert effective date]; and the extension periods applicable to all active approvals.

To amend 2.C (Special Permits), Subsection 2.C.5. (Validity) as follows:

- a. Except as provided in Subsection 2.C.5.b of these Regulations, any Special Permit granted by a reviewing board shall automatically expire at the expiration of 36 months after the date of the approval. Notwithstanding the foregoing, the reviewing board upon timely application and good cause shown, may grant not more than two two-year extensions of the expiration date. These expiration periods will be valid for all applications ~~[filed]~~ approved after April 15, 2025; and the extension periods applicable to all active approvals.

To amend Section 2.D (Site Plan Review), Subsection 2.D.6. (Validity) as follows:

Any Site and Architectural Plan and Requested Uses approval granted by the Zoning Board shall automatically expire at the expiration of 36 months after the date of the approval. Notwithstanding the foregoing, the reviewing board upon timely application and good cause shown, may grant not more than two two-year extensions of the expiration date. These expiration periods will be valid for all applications ~~[filed]~~ approved after April 15, 2025; and the extension periods applicable to all active approvals.