



## Exhibit I

1.	District 13	Anzelmo Graziozi P.O. Box 10152 888 Washington Blvd Stamford, CT 06904-2152
2.	District 13	Eric Morson 306 Dundee Road Stamford, CT 06903
3.	District 16	Steven Kolenberg 97 Harvest Hill Lane Stamford, CT 06905
4.	District 16	Matthew Quinones 72 Cedar Heights Road Stamford, CT 06905
5.	District 18	J.R. McMullen 165 Slice Drive Stamford, CT 06907
6.	District 18	Charles Pia, Jr. 132 Jeanne Court Stamford, CT 06903
7.	District 19	Bob Lion 233 Shelter Rock Road Stamford, CT 06903
8.	District 19	Raven Matherne 888 Washington Blvd Stamford, CT 06904
9.	District 20	Dennis Mahoney 73 Wynnewood Lane Stamford, CT 06903
10.	District 20	Susan Nabel 39 Jordan Lane Stamford, CT 06903
11.		North Stamford Association Attn: Douglas York P.O Box 16830 Stamford, CT 06905

## Exhibit II

June 19, 2018

Name  
Address  
Address

Subject: Zoning Regulation Text Change Application

Dear Steven:

The purpose of this letter is to provide notice to you that O'Donnell Law LLC has filed an application on behalf of TLRC LLC with the City of Stamford Zoning Board for a text change of the Zoning Regulations. The proposed text change includes defining a new special exception use, Soccer Club, that would be permitted in the RA-2 and RA-3 zones. The text change also includes conditions on the approval and use of a Soccer Club. The proposed text change, in its entirety, is attached to this letter as Schedule A.

If you would like to learn more about this application, you may visit [www.odonnelllaw.com/projects](http://www.odonnelllaw.com/projects) and review a copy of the application and materials initially submitted to the City of Stamford Zoning Board. You may also review the entire application and any subsequently submitted materials in the Stamford Zoning Board file which is available for inspection during regular business hours at its offices located on the 7<sup>th</sup> floor of the Government Center. You can reach the Land Use Bureau and staff for the Zoning Board by telephone at 203-977-4711 or online at [www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning) board.

Although no public hearing has been scheduled at this time, it is anticipated that one or more public hearings will be scheduled in the future. Notice of public hearings will be published in the legal advertisement section of the Stamford Advocate.

This notice is not required and is being provided to you as a courtesy. If you have any questions about this notice, or the proposed application, please contact O'Donnell Law LLC by calling 203-661-1611 or emailing [caseyo@odonlaw.com](mailto:caseyo@odonlaw.com).

Sincerely,

Casey M. O'Donnell

Encl: Schedule A

## **SECTION 3 – DEFINITIONS**

A – For the purpose of these regulations certain words and terms used herein are defined as follows:

**94.95 Soccer Club:** Any place, area, or tract of land, owned or leased by an IRS approved 501(c)(3) charitable organization promoting health and well-being, used for the purpose of soccer training and contests, the principal facilities of which shall include soccer fields, field houses, and indoor training areas, and which may maintain and operate on the same premises tennis courts and such accessory facilities usually provided by a soccer club. For-Profit entities may lease and sublease the Soccer Club facilities from an IRS approved 501(c)(3) charitable organization.

## **SECTION 4 – LIST OF DISTRICTS**

### **AA – DISTRICT REGULATIONS**

1. RA-3, RA-2, RA-1 Single Family Districts, Very Low Density
- 1.3 Permitted Uses, Special Exception.
- r. Soccer Club, RA-3 and RA-2 District Only

## **SECTION 19 VARIANCES AND SPECIAL EXCEPTIONS**

### **3. Special Exceptions**

#### **3.2 Standards and Conditions.**

- (f) **Soccer Club Use.** The Zoning Board of Appeals may by special exception permit the establishment of a Soccer Club use in accordance with APPENDIX A - LAND USE SCHEDULE, applicable standards for special exceptions provided for in these regulations, and the additional standards set forth below:
  1. No parcel of land to be used for the above described purposes shall be less than fourteen (14) acres in area.
  2. **Floor Area Ratio:** the total gross floor area of all uses contained within buildings, including residential use and parking structures, divided by the area of the lot shall not exceed the following standards: RA-3 and RA-2 Districts 0.05;
  3. **Ground Coverage:** the total percentage of a lot occupied by buildings, parking areas, driveways, walkways, patios, terraces and other impervious surface areas shall not exceed the following standards: RA-3 and RA-2 Districts 25%;
  4. **Building Area (Coverage):** the total percentage of a lot occupied by buildings shall not exceed the following standards: RA-3 and RA-2 Districts 5%;

5. Any building whether principal or accessory and any lounging area or other area designed for active use shall be not less than one hundred feet (100') from the nearest property line of abutting residential property, and no part of any parking area shall be less than fifty feet (50') from any such property line.
6. The minimum front yard distance shall be governed by the Regulations applicable to the district or districts wherein such use is to be located.
7. There shall be at least thirty (30) off-street parking spaces for each soccer field, three (3) off-street parking spaces for each tennis court, one (1) off-street parking space for each 300 square-feet of indoor training area, three (3) off-street parking spaces for each 1,000 square-feet of office area, and one (1) off-street parking space for the maximum number of employees proposed at the site at one time.
8. All exterior lighting fixtures shall be fully shielded, and lights shall be so designed and located such that their beams are not directed into residential areas or into the public highway in a manner resulting in an intensity of lighting as measured by a light meter with a cosine corrector exceeding one-tenth (0.1) of a footcandle at all property lines. No exterior flashing, strobe, or search lights are permitted.
9. A Soccer Club shall comply with the City of Stamford Code of Ordinances section 164-5, Noise levels, notwithstanding any exemptions permitted by section 164-5(E)(7).
10. There shall be no loudspeakers, outdoor public-address system, or other outdoor sound amplification devices permitted on the premises.
11. Where a Soccer Club leases to for-profit entities, it shall provide reduced cost access to facilities and programs to residents of the neighborhood designated in the Stamford Master Plan in which the Soccer Club is located to provide for the recreational needs of the neighborhood.
12. There shall be no restaurant, café, or other permanent or temporary concession stand, food-truck, or snack bar permitted on the premises.
13. There shall be no tournaments permitted on the premises.
14. There shall be no temporary or seasonal outdoor field or court enclosures, bubbles, tents or domes permitted on the premises.
15. The Zoning Board of Appeals may impose any other reasonable conditions with regard to the operation of a Soccer Club in keeping with section 3.2(b) of these Regulations.
16. All records necessary to permit checking for compliance with these Regulations shall be made available to the Zoning Enforcement Officer on request.





Name and Address of Sender

O'Donnell Law, LLC  
90 Greenwich Ave  
Greenwich, CT 06830

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
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- Priority Mail Express
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- Signature Confirmation
- Signature Confirmation Restricted Delivery

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

1. Anzelmo Graziozi  
P.O. Box 10152  
888 Washington Blvd  
Stamford, CT 06904-2152  
Eric Morson
2. 306 Dundee Road  
Stamford, CT 06903
3. Steven Kolenberg  
97 Harvest Hill Lane  
Stamford, CT 06905
4. Matthew Quinones  
72 Cedar Heights Road  
Stamford, CT 06905
5. J.R. McMullen  
165 Slice Drive  
Stamford, CT 06907
6. Charles Pia, Jr.  
132 Jeanne Court  
Stamford, CT 06903
7. Bob Lion  
233 Shelter Rock Road  
Stamford, CT 06904
8. Raven Matherne  
888 Washington Blvd  
Stamford, CT 06904

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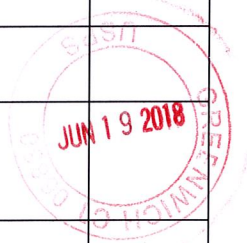


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9.	Addressee (Name, Street, City, State, & ZIP Code™) <b>Dennis Mahoney</b> <b>73 Wynnwood Lane</b> <b>Stamford, CT 06904</b>	Handling Charge - If Registered and over \$50,000 in value			
10.	<b>Susan Nabel</b> <b>39 Jordan Lane</b> <b>Stamford, CT 06903</b>				
11.	<b>North Stamford Association</b> <b>Attn: Douglas York</b> <b>P.O. Box 16830</b> <b>Stamford, CT 06905</b>				
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