



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a **\$590.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford. **NOTE:** Cost of required advertisements are payable by the Applicant.

Fee Schedule

Major Text Change	\$910.00
Minor Text Change	\$435.00

APPLICANT NAME (S): TLRC LLC

APPLICANT ADDRESS: 181 Shore Road, Old Greenwich, Connecticut

APPLICANT PHONE #: 203-661-1611

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 2517 Long Ridge Rd.

PROPOSED TEXT CHANGE: Proposed text change to accommodate new special exception use for Soccer Club. Please  
See attached Schedule A for proposed language.

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 4th DAY OF MAY 20 18

SIGNED: Martin Waters

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 GREENWICH 5/4 20 18

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

Casey M. O'Donnell

Casey M. O'Donnell

**FOR OFFICE USE ONLY**

Commissioner of the Superior Court

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

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

May 4, 2018

City of Stamford  
888 Washington Boulevard  
Stamford, CT 06904

Subject: TLRC LLC  
Owner's Authorization

Dear Madam or Sir:

The purpose of this letter is to advise you I, Casey M. O'Donnell, and O'Donnell Law, LLC, are authorized agents to make applications to Boards, Commissions, and Departments in order to seek text changes, approvals or permits on behalf of TLRC LLC.

**Owner's Affidavit**

I, Martin Waters, member of TLRC LLC, a Connecticut limited liability company, with a business address of 181 Shore Road, Old Greenwich, Connecticut, authorize Casey M. O'Donnell, and O'Donnell Law, LLC, as agents to make applications to Boards, Commissions, and Departments in order to seek text changes, approvals or permits on behalf of TLRC LLC. This authorization will continue in force, until revoked in writing, by TLRC LLC.

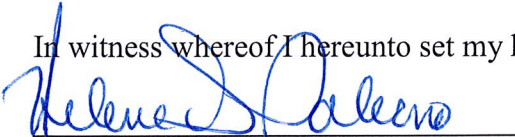
  
\_\_\_\_\_  
Martin Waters  
TLRC LLC

5/4/2018  
Date

State of Connecticut    )  
                                  )    ss:   Greenwich  
County of Fairfield    )

On this day, May 4, 2018, before me, Helene D. Salerno, personally appeared Martin Waters, satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

  
\_\_\_\_\_  
Helene D. Salerno  
Notary Public  
My Commission Expires: 12/31/2021

5/4/2018  
Date



## **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, two (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.**

**Appendix A Land Use Schedule, Table 1**

PERMITTED USES IN  
RESIDENTIAL, COMMERCIAL  
OR INDUSTRIAL DISTRICTS

RA 3	RA 2	RA 1	R 20	R 10	R 7.5	R 6	R M-1	R 5	R MF	R H
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**15.5 – Club – Soccer.....**

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