

Received 10/27/2020

Town of Berlin  
Received

OCT 27 2020



Planning & Zoning Department  
Berlin, Connecticut

Kusum Shah  
697, Berlin Tpke,  
Berlin,  
Ct 06037

To the Zoning Board Of Appeals,

*Distributed to  
ZBA members*

REF: Replacing existing portable garage with a portable new garage..

Dear Sir,

We have been residing and operating Twin Spruce Motel located at 697, Berlin Turnpike, Berlin, Connecticut 06037 for the past 40 years. We are law abiding citizens. There has never been any complaint against us for the past 40 years from the Town of Berlin, Police Department or The Fire department. Twin Spruce motel is a 14 unit motel and we operate the motel and also live there. The garage we need to replace is over 30 years old and it has been there from 1987. It was damaged and destroyed by a storm in October 2019. Please see attached photographs.

Our next door neighbor is Wine Merchants and Spirits 717 Berlin Tpke. We have a living fence of evergreen trees which are over 12 feet tall running between our property line. This enables both the neighbors complete privacy. The garage would be at least 15 feet away from the neighbor's property line. Please see attached photographs. Our other neighbor on the other side of the property is an office building with the following offices, the law office, a real estate office and Pmg insurance company office. Their address is 675 Berlin tpke. They are on the other side of the motel and far away from the garage. There are no other properties near the garage.

The old garage has been in the location for the past 30 years since 1987. We are requesting to replace an old damaged garage with a new safer one. The place where the garage is located has been chosen due to the following reasons.

The garage is used to store anything our customers leave behind after they check out and also used to store AC units. Sometimes our customers leave their belongings, when they check out of the room. By law we are required to store their belongings safely for 30 to 45 days after they check out so that when they come back they can pick it up. The garage is adjacent to our parking lot and it enables us to roll in the stuff belonging to our customers on a dolly and store it in the garage. The garage location is ideal for the ease of rolling the stuff in and out through the parking lot. There is no other secluded and safe place on my property where this can be done. Also, we use the garage to store AC units. We have to store them in the garage safely over the winter so that we can provide AC to our customers in the summer. This is the reason why we think the current location is the best place for the new portable garage as well.

We are all aware of the cold winters that we have in Connecticut. When it snows we have our parking lot plowed and thus we have a clear pathway to the garage. This enables ease of transportation for our customers. We also have a generator that we use for the motel stored in the garage in case of power outage. When our customers come back for their belongings they are able to bring their car to the garage in the parking lot in the back and transfer their stuff from it to their car. The safety and comfort of our customers has always been our number one

priority. Also, with the current coronavirus pandemic, for the safety of all people, I have to store the belongings the customers leave behind away from everything else. I cannot store their belongings anywhere near the rooms. The current location of the garage is perfect for this as well. It is all the way in the back away from the main building adjacent to our parking lot. It is a contactless pickup location for the stuff the guests left behind which helps in this pandemic.

A new portable garage has been purchased from Doug Marcarelli of Pine Creek Structure on 1695 Berlin Tpke, Berlin Ct . Their contact number is 203-548-7355. The site work is done by J R & Sons Home Improvement LLC. 53 Cyrenius Ave, Plainville Ct 06062. Their phone # is 860-637-2323. The old garage was 12 feet by 20 feet and the new garage is 12 feet by 24 feet.

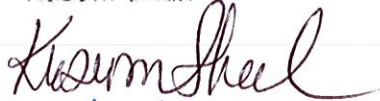
Over the span of 40 years we have maintained very friendly and cordial relations with our neighbors. They have never complained against us. We have a very outstanding record with the town as well. I cannot move the garage to another location because there is no other safe location on my lot.

If any member of your team would like to visit our motel to check the location it would be my pleasure to have them come over. I am 100 % sure you will see the reason why the current garage location is optimum.

If you need to get in touch with me my email is [ocshah@yahoo.com](mailto:ocshah@yahoo.com) and my cell phone number is 860-922-6341.

Thanking you,

Kusum Shah

  
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