

## NEIGHBOR'S LETTER

April 18, 2021

Re: Kyle and Tracy Cooney

38 Eastbrook Terrace

Berlin, CT 06037

To Whom It May Concern:

It was brought to our attention that both Kyle and Tracy Cooney are planning on purchasing a shed which they are proposing to be placed at the closest corner on their property limits, near Eastbrook Terrace and the property behind them, which is on Lower Lane.

We understand this would be a violation of the current Berlin Zoning regulation. However, we ask that their application for a variance be granted in this instance. This location would be more suitable for them.

We thank you for taking their request in consideration.

A handwritten signature in cursive script, appearing to read "Vincent Lanteri".

Vincent and Maria Lanteri

41 Eastbrook Terrace

Berlin, CT 06037

April 22, 2021

Dear Planning and Zoning Commission,

I am writing to you on behalf of my neighbors, Kyle and Tracy Cooney on Eastbrook Terrace. It is my understanding that you are not in favor of where they'd like to place their shed. However, as a neighbor of theirs for 16 years, I do not agree with your thoughts and ideas of where YOU think they should place their shed. Their idea has been well thought out and will be beneficial at their location for them as well as for us as neighbors. Please consider their placement and make the right decision to benefit us on Eastbrook Terrace.

Thank you for your time and consideration,

Leah O'Leary  
72 Eastbrook Terrace  
Berlin

April 16, 2021

Town of Berlin  
Zoning Board of Appeals  
300 Kensington Road  
Berlin, CT 06037

To Whom It May Concern,

Recently we learned our neighbors, Tracy and Kyle Cooney residing at 38 Eastbrook Terrace, Berlin, would like to add a shed to their yard for the purposes of housing their outdoor, lawn care and garden equipment.

Tracy and Kyle's yard abuts ours. Their beautiful home sits on a well-maintained corner lot lined with stately arborvitae. The Cooney's would like to tuck their shed conveniently in the corner of their side and back yard, with the arborvitae hiding it from street view. This is the perfect location for a shed, as it would enhance the beauty of the yard and neighborhood.

Placing the shed in any other location would not only decrease open space for their outdoor activities and entertaining, it would block views across the yard detracting from the beauty of the pool area. The shed, in the middle of the yard, against the pool fence, would truly be an eyesore.

Not only will the shed, placed in the corner of the yard, be a lovely and functional addition, it will also maintain the value of the homes in the neighborhood and solve the storage problem for the Cooney's.

Thank you,

Elizabeth and Paul Mongillo

**From:** Tracy Cooney <tcooney72@icloud.com>  
**Sent:** Tuesday, April 27, 2021 4:02 PM  
**To:** rpentore pentorelaw.com  
**Subject:** Fwd: Shed

Sent from my iPhone

Begin forwarded message:

**From:** Tracy <tkcooney@comcast.net>  
**Date:** April 27, 2021 at 4:01:46 PM EDT  
**To:** Tracy Cooney <tcooney72@icloud.com>  
**Subject:** Fwd: Shed

Sent from my iPhone

Begin forwarded message:

**From:** Cindy Goode <rielgoode@comcast.net>  
**Date:** April 16, 2021 at 7:34:49 AM EDT  
**To:** tkcooney@comcast.net  
**Subject:** Shed

To Whom It May Concern,

Please allow my neighbors, The Cooney's at 38 Eastbrook Terrace to place a shed behind their evergreens out of view from the street.

They were told by the town to place it in the middle of their yard against a pool fence which would put the shed in plain view of everyone on the street.

Please allow a variance for the Cooney's to keep the integrity of the neighborhood.

Thank you kindly,  
Cyndi and Mike Goode  
31 Eastbrook Terrace