

**RE: Development of property located at 14-18 Parker Terrace Ext. ,
Glastonbury**

I am Corrine Crocker-Luby, owner of Corrine Weddings, LLC & the creator/manager/owner of Tiffany Juliet House located at 82 Naubuc Avenue, Glastonbury. Overall, I have been in business since January 1, 1990 beginning as an independent Wedding Planner, Bridal Show Producer & retailer of wedding invitations, bridesmaid dresses, and wedding gowns (including designing a handful of gowns) - one was featured in Connecticut Bride magazine. Each professional role I've had previously prepares me for my expansion. At Tiffany Juliet House, I provide both the event space as well as on-site catering to host social events including: bridal & baby showers, small weddings, anniversary, life celebrations & birthday parties. In addition, I have booked corporate events: businesses celebrating milestones, holiday parties/ conferences). Two years ago, I even hosted a prom for a Glastonbury family (during the pandemic)! There is a big public demand for a private special event venue for smaller, family-sized events with as few as 5-10 people. While larger venues like the Glastonbury Boathouse can accommodate much larger groups, finding a venue for a small, intimate gathering is much more difficult. I have been able to accommodate some of this growing demand. I have a great interest in providing this type of venue to the public. I pride myself in offering the event space & the extra service of on-site managing of the events, as well. In the event industry - I offer a game changer. My offer to my customers - is 'just show up'. I'll take care of the logistics/details - they just provide their personalized decorations. My services are unique for sure. My attention to detail & level head under pressure is my 'claim to fame'. I don't advertise very much - I'm fortunate to receive referrals & guests of my events also become clients too!

Since opening the doors of Tiffany Juliet House (May, 2013): • Hosted just over 1,000 events (in nearly 10 short years) • No complaints from the neighbors about my special event venue presence • Obtained a continuous "A" rating from the Glastonbury health department • Received countless positive reviews on social media (Yelp, Google & Facebook to name a few) - I welcome you to read about the feedback I've received online
MY PLAN: • To expand! My event dates are limited at Tiffany Juliet House. I'm turning potential customers away, because dates book so quickly. My business needs the additional event space; • Keep the Mixed Use: retain three apartments

Today, I ask you: members of the Zoning Board of Appeals to grant me the use variance (in the TCMU zone) to run as special event venue at 14-18 Parker Terrace Ext., Glastonbury) & also to put up an 8' fence on both north & west sides of the properties & to build up to 5,000 square feet at the property. I've included my site plan for your review to show the proposed building & parking. Thank you in advance for your consideration.
Respectfully,

Corrine Crocker-Luby

Corrine Weddings, LLC 860-659-1865 TiffanyJulietHouse.com