

April 30, 2024

Mr. Mulholland,

I am writing to request a site plan amendment to construct a three-season room on an existing first floor wood deck at 2 Knickerbocker Ln, Niantic. We are seniors living in the Sleepy Hollow Hills neighborhood, which is an active adult community. The existing home and deck are in compliance with current zoning regulations, e.g., setbacks, and the proposed structure will also comply since the footprint will remain unchanged. The walls, windows, door and roof will be consistent with the home. Additionally, there is ample precedence for three season rooms in our neighborhood where they are found in more than half the homes. Some of these homes have the same floor plan as our home. Finally and most importantly, we are in our 70s and have safety concerns because of our recent orthopedic issues, particularly Mrs. Carlson. She also has depth perception problems such that climbing stairs to our second floor family room is becoming more difficult. These issues have significantly worsened since we purchased this house 6 years ago.

Regards,

Glenn & Linda Carlson  
2 Knickerbocker Ln  
Niantic

Received  
APR 30 2024  
Town of East Lyme  
Land Use

**From:** Donna Dombrowski dfdomb13@gmail.com

**Subject:** Re: Carlson's sun porch

**Date:** April 30, 2024 at 8:36 AM

**To:** Michael Mirabito michael.j.mirabito@gmail.com

**Cc:** Glenn Carlson gcarl8009@yahoo.com, Chris Agnew AGNEW chris.agnew@comcast.net, Norm Bender ringwood8971@sbcglobal.net, Gail Weber gailrw53@gmail.com



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To East Lyme Zoning Board,

The Sleepy Hollow Mt. Tabor HOA Executive Board has reviewed the Carlsons' request to convert their current deck into a sunroom. The board unanimously agreed to approve the request.

Please feel free to contact me should you have any questions regarding approval.

Best regards,  
Donna Dombrowski  
President, Sleepy Hollow Mt Tabor HOA  
(m) 860-822-3031

On Mon, Apr 29, 2024 at 4:18 PM Michael Mirabito <michael.j.mirabito@gmail.com> wrote:  
Hi Donna,

Part of the Carlson's pursuit of a zoning approval for their sunporch at 2 Knickerbocker Lane is a letter (email will suffice) from the HOA Board President stating the Board has approved this request from the HOA perspective.

Glenn Carlson is on the Zoning Commission agenda for May 2 and has to show proof of HOA approval.

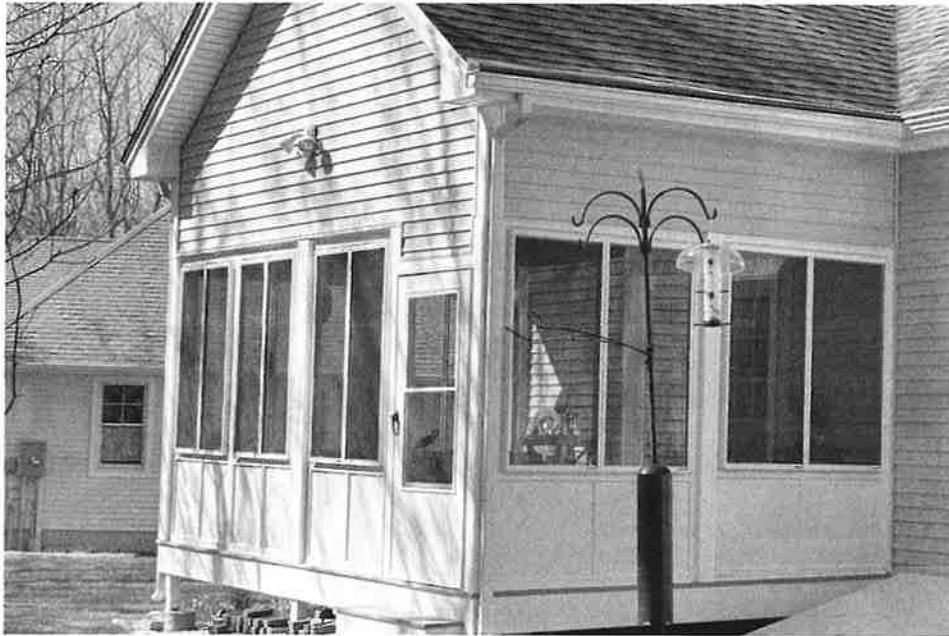
A simple and brief email stating the Board has approved this request is all that is required.

Could you compose this email and send to Glenn (he's cc'd to this email) by the COB tomorrow?

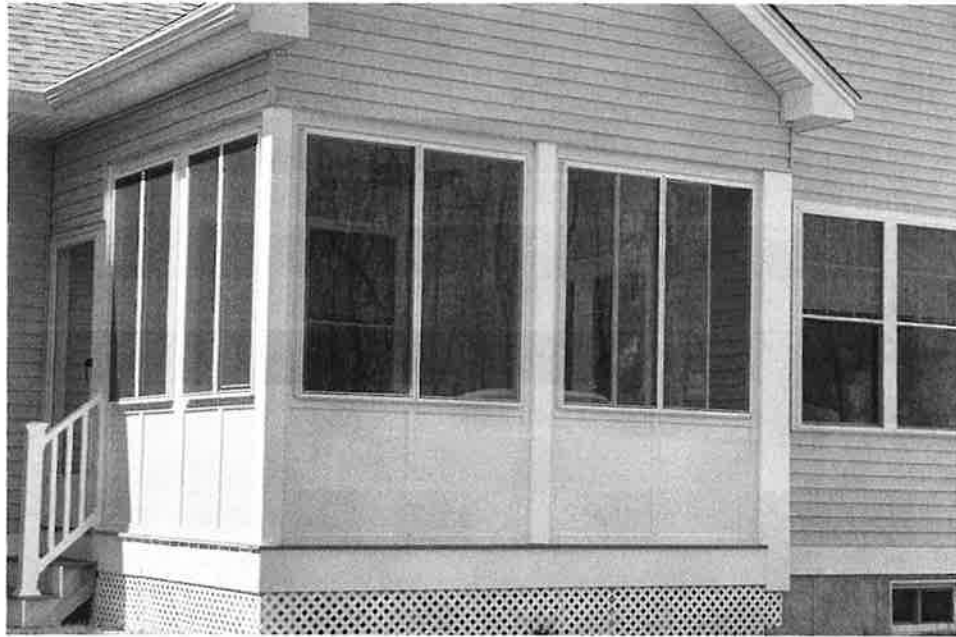
Let us know if you have any questions or need any additional information.

Thanks in advance.

Mike M



**4 Knickerbocker Ln**



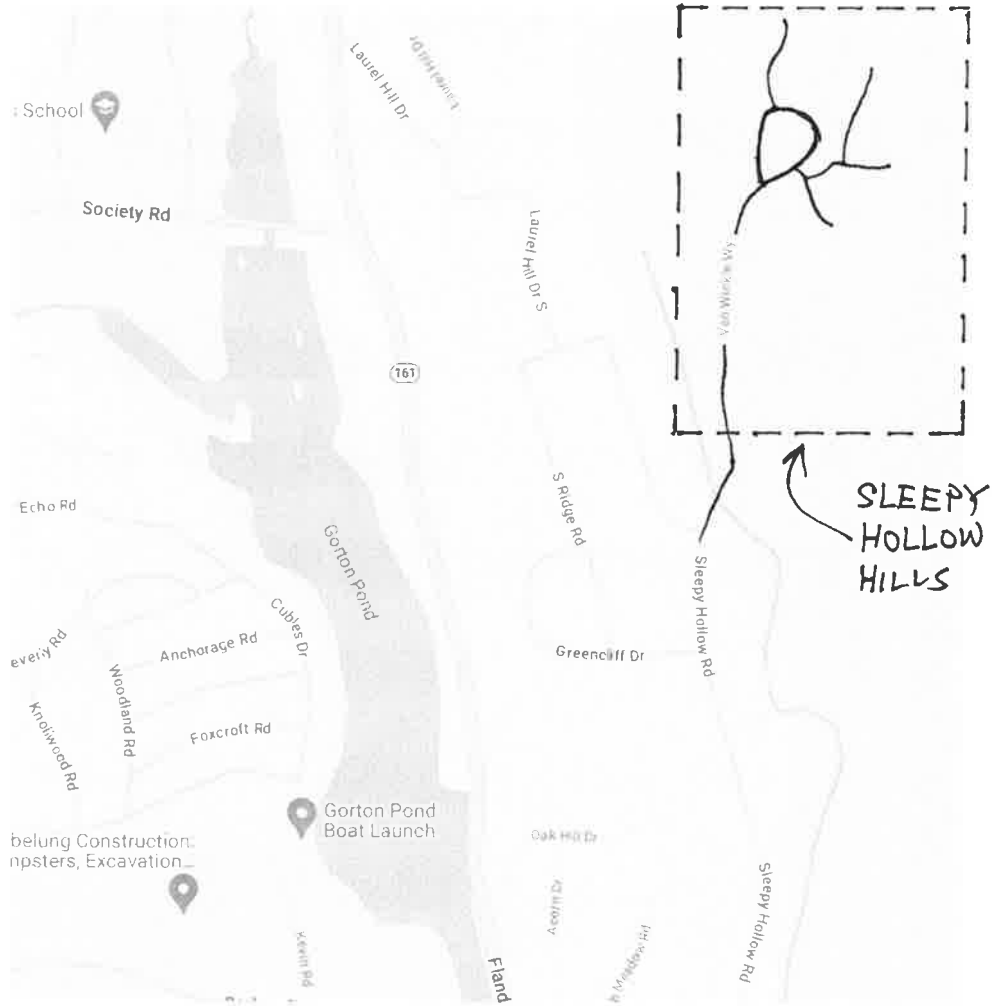
**1 Tarry Town Ln**



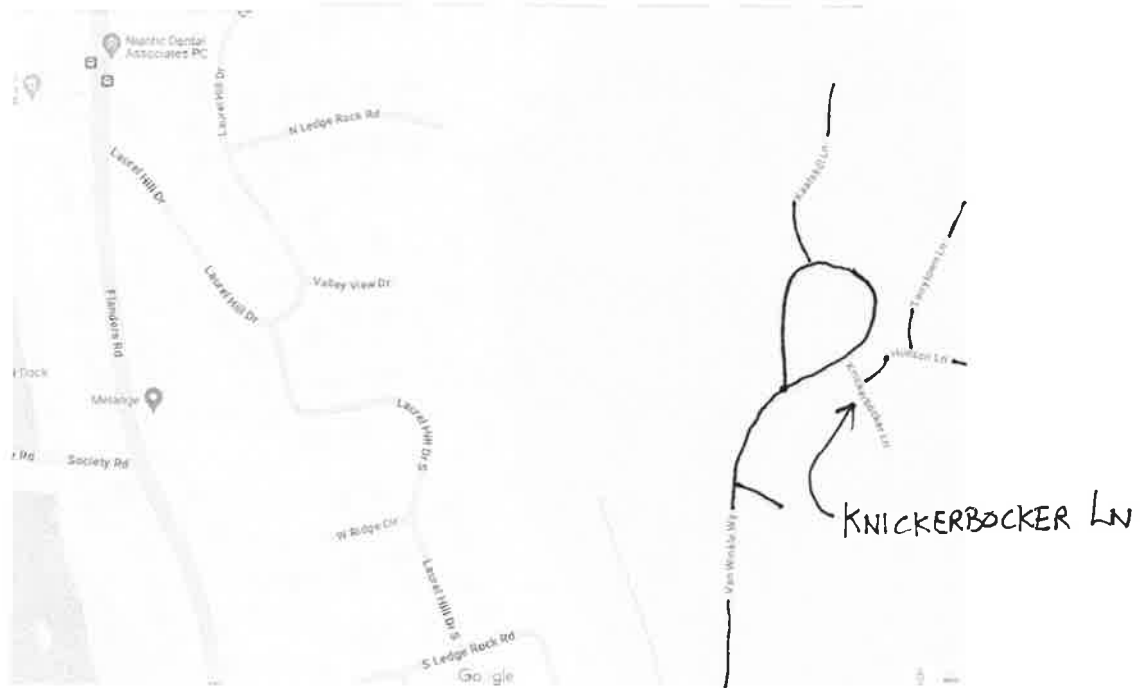
**10 Kaatskill Ln**



**2 Knickerbocker Ln  
(Existing Deck)**



**Sleepy Hollow Hills**



**Knickerbocker Lane**



