

**Exhibit: 2 Attachment: 1
Standards Letter
VAAP 18-1109 Nowotny**

23 July 23, 2019
26442 Peninsular Dr.
Hollywood MD 20636

St Mary's County
Department of Land Use and Growth Management
Board of Appeals

Board Members,

I am requesting a variance from the terms of the zoning ordinance for the construction of two decks and an entry into the basement of my residence of 26442 Peninsular Dr., Hollywood MD 20636.

The special circumstances for this request are that this house is being totally rebuilt due to arson during a psychotic incident by my disabled son. Every attempt was made to maintain or even reduce the footprint of the dwelling, although all plans of the original were lost in the fire so there is uncertainty if that was achieved. The original deck was approximately twice the square footage of the larger deck requested and was larger than the combined square footage of both requested decks. The Basement entry is new and is approximately 45 square feet, with a drain.

Due to the circumstances leading to this reconstruction, there was some amount of confusion and I reluctantly ended up performing the role of general contractor. I have no experience in these matters, but a failed agreement with the first professional pressed the schedule.

The strict application of the provisions would deprive myself of decks which are common, as both my neighbors enjoy, and in fact, I did on the original house. The basement entry has in fact been built, and I posted a bond. The oversight of not including this on the site drawing is purely my fault, but it is common feature for any basement.

These requests will not convey any special privilege, as they are quite common. Most dwellings in the neighborhood located in the critical area include these features

The request is not based on any action on my part. They are based on the effort to approximate what was destroyed by circumstance beyond my control

Due to the minimal size of these structures, especially in relation to what had probably existed before the fire, I can see no adverse effect on water quality, fish, wildlife, or plant habitat beyond what had existed previously.

Given that this request for variance is to closely approximate the dwelling that previously existed, it should be considered the minimum necessary in this circumstance. These requests are in full alignment with the reasonable use land or structures


Michael W Nowotny

26 Jul 19