

Dear Members of the Board,

I am writing to formally appeal the decision regarding my application for a variance to construct a detached carport at my property located at 108 Delford Avenue, Silver Spring. The decision dated December 12, 2025, denied my request based on zoning setback requirements.

I respectfully request reconsideration of this decision due to the unique physical characteristics of my property. The existing layout is significantly constrained by the topography of the land, including uneven terrain, a substantial slope from front to rear, and an abundance of mature trees. In addition, the original placement of the driveway occupies the only reasonably level portion of the property, further limiting viable locations for a detached structure.

By way of illustration, although the house is only approximately 50 feet in depth, the front entrance is nearly level with grade, while the rear of the house includes a sliding glass door that opens at a walkout level. This change in elevation over a short distance demonstrates the degree of slope present on the lot and the practical difficulty of locating the carport in full compliance with setback requirements without significant grading or tree removal.

I understand that the primary concern relates to the proximity of the proposed carport to the neighboring property. In support of my original application, a letter was submitted by my adjacent neighbor at 112 Delford Avenue indicating no objection to the proposed location. Additionally, the carport was intentionally designed to be smaller than a standard two-car structure. While a typical two-car carport is approximately 24 feet in width, the proposed carport was reduced to 19.2 feet in an effort to minimize the extent of the setback deviation and remain as close as possible to zoning requirements.

Granting this variance would allow reasonable use of the property while maintaining the intent and purpose of the zoning regulations. The proposed carport would not adversely affect neighboring properties or alter the character of the surrounding area. Supporting documents, including site plans and photographs, are included for your review.

Thank you for your time and consideration. I appreciate the opportunity to present this appeal and respectfully request that the Board reconsider its decision.

Sincerely,  
Jason Teves  
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Attached in email: Supporting photographs



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Septic  
Tank







