

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
MONTGOMERY COUNTY GOVERNMENT
100 MARYLAND AVENUE, ROOM 200
ROCKVILLE, MARYLAND 20850
(240) 777-6660

OZAH No. AAO- ADO 26-03
Date Filed 11/10/2025
Hearing Date TBD
Time 9:30 a.m.

OBJECTION TO DHCA DECISION REGARDING ACCESSORY DWELLING UNIT (ADU)

Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, OBJECTION is hereby made to the decision and/or findings of the Department of Housing and Community Affairs (DHCA), issued on October 14, 2025, regarding Accessory Dwelling Unit (ADU) License Application No. 157919, filed on N/A.

License Applicant: Flavia Fawali
First Name Middle Initial Last Name
Address: 7709 Oldchester Road Bethesda, MD 20817 phone NA
Street City & Zip Code Telephone No.
NA
E-mail Address

Housing Code Enforcement case
No.: 194617

Objector: Carressa D. Bennet
First Name Middle Initial Last Name
Address: 7705 Oldchester Road Bethesda, MD 20817 240-604-7239
Street City & Zip Code Telephone No.
carri.bennet@wd-us.com
E-mail Address

Proposed Use (Check one):

() Attached Accessory Dwelling Unit

☒ Detached Accessory Dwelling Unit

Description of Property for Proposed Use:

Address: 7709 Oldchester Road Bethesda, MD 20817

Lot: _____ Block: _____ Parcel No.: _____; Subdivision English Village

Size of Property: (In acreage or square feet) _____ Current Zoning: _____

Number of Off-Street Parking Spaces: 2

Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:

up to two parking spaces are in front of the house; Owner has recently attempted to create a potential place for additional parking without permitting on property. Owner refers to this as a "patho."

License Applicant's Present Legal Interest in Subject Property (Check one):

☒ Owner

☐ Other (describe)

property held in trust

Owner of Property (If not License Applicant):

Name Fawali, Flavia Maria Trust Address N/A Zip Code _____

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? Yes If so, give Case Number(s): OZAH Case No. ADO25-02 (2024)
OZAH Case No. ADO-23-06 Fawali v. OZAH C-15-CV-25-00061

Basis for Objection (attach additional sheets as needed): (2023)

House is a rooming house with individual rooms rented out on a short term basis, not enough parking for roomers, adding ADU will cause additional issues with street parking; Owner is in process of building patho/parking area
I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct. w/o permit

Signature of Attorney - (Please print next to signature)

Carressa Bennet
Signature of Objector(s) - (Print next to signature)

Address of Attorney
Attorney's E-mail Address _____

Telephone Number _____



Licensing And Registration

Director's report of findings on Accessory Apartment Class 3 license application

Application reference number	157919
Application Status	FC
Director's finding	FC
Date of finding	10/14/2025
Sign Pick-up Date	09/10/2025
Property address	7709 OLDCHESTER RD, BETHESDA, MD 20817
Structure type	Accessory Dwelling Unit Class 3 – New Detached
Owner	Flavia Favali

Primary residence	☒
Document used to validate MD Driver's primary residency	License
Year built	2025
Parking passed	☒
Driveway square footage (160 sq ft / car)	1500
Parking spaces required by Zone, age of house, and accessory apartment law	3
Size of apartment passed	☐
Application sent to OZAH	
ADUs permitted in Zone	☒
Apartment square footage	965
House square footage	2700

Apartment entrance passed	☒
Entrance location	Back
Existed prior to 5/20/2013	
Address same as house	☒
Detached apartment requirement passed	
Other residential uses passed	☐
Other residential uses	☐
Housing Code	194617
Enforcement case number	
Application Sent to Code	09/04/2025
Code Initial Inspection	10/06/2025
Code Final Inspection	

Individuals who disagree with the findings in the Director's Report or who believe that on-street parking is inadequate to accommodate the accessory apartment may object to the granting of the license and request a hearing with the Office of Zoning and Administrative Hearings (OZAH) within 30 days of the date the Director's Report of Findings is issued.

http://montgomerycountymd.gov/OZAH/Accessory_Apartments.html

The Office of Zoning and Administrative Hearings
Stella B. Warner Council Office Building
100 Maryland Avenue, Room 200
Rockville, MD 20850
240-777-6660
ozah@montgomerycountymd.gov