

ADO 26-03
ADU LICENSE #157919
FLAVIA FAVALI
7709 OLD CHESTER RD
BETHESDA, MD 20817

K Parking Issues

When Favali is able to build her ADU there will be two additional parking spaces as shown on the application.

Neighbors park their cars on the street as well: Mr Mack previously said:

z. p. 10 line 17: Mr. Mack:...“The silver car has been there for two weeks, since we purchased a new car to replace it. We’re going to be selling that silver car.” To date it is still sitting there in front of Mr. Mack’s house before our December 9th zoom hearing over six months ago. As I wwrite this on the 30th of November his car is still there.

On the exhibits that were presented by objectors they used the same one for the past two years.

l. p 3 line 19: “Exhibit 13E is important to the parking issue” that picture was the same one that was used in the 2023 hearing, and with the addition of my ADU two additional parking spaces will be added. (information already submitted)

Room for rent Bethesda, MD 20817



PROPERTY AMENITIES

Meet Homeowner Flavia

House has a large living/dining/porch common areas, fully equipped kitchen, washer/dryer, internet, cable, private backyard, and handicap accessible driveway



Housing Initiative Partnership, Inc.

Currently Available

\$1,200 per month

1-month deposit required

Furnished Room

Non-smoker

No pets

1 person max

Shared entrance

Street Parking

Background & Credit Check

Utilities not included



It is situated in the Kentwood neighborhood, just a five-minute walk from the intersection of Bradley Blvd and Wilson Lane. Several grocery stores are nearby, and it is a 25-minute drive from the Capital.

CONTACT

Claudia Jutila

Home Sharing Housing Counselor

301-985-2046

cmedina@hiphomes.org

9 AM – 5 PM (Monday – Friday)

www.HIPhomes.org/Home-Sharing

Montgomery County Home Sharing Program

HIP's certified housing counselors can help homeowners and home seekers identify personal preferences, carefully assess potential matches to identify compatible housemates, and finalize an appropriate home sharing agreement. We aim to increase the likelihood of a successful match through a thoughtful consideration of your preferences, needs, rights and responsibilities. HIP's Montgomery County Home Sharing Program is supported by Montgomery County's Department of Health & Human Services.





AFTER VISIT SUMMARY

Flavia M. Favali DOB: 3/21/1953

6/26/2024 Q SH Emergency Department 301-896-3880

Instructions

You have a fracture of your knee you will need to use a Knee Immobilizer and ace wrap till you follow up with the Orthopedic doctor.

Your medications have changed

START taking:

oxyCODONE-acetaminophen (PERCOCET)

This is not your full medication list. Please review your entire medication list with your regular provider.

Read the attached information

- 1. Patella Fracture (English)
- 2. Fracture, Knee (English)

Pick up these medications at CVS/pharmacy
#2373 - HYATTSVILLE, MD - 3605 EAST
WEST
HIGHWAY AT ACROSS FROM PG
PLAZA

- oxyCODONE-acetaminophen

Your estimated payment per fill: \$1

Address: 3605 EAST WEST HIGHWAY, HYATTSVILLE
MD 20782 Phone: 301-277-8358

Follow up with James Allan Gasho, MD in 3
days (around 6/29/2024)

Why: This is an Orthopedic doctor for follow up.

Specialty: Orthopedic Surgery

Contact: 5530 Wisconsin Avenue

Suite 540

Chevy Chase MD 20815

301-986-1701

What's Next

NOV Video Visit:

Endocrinology/

4 Diabetes with Han Kim,

MD

2024

Monday

November

4

2:40

PM

(Arrive

by 2:25

PM)

Today's Visit

Reason for Visit

Fall

Diagnoses

- Tibia! Distal fracture, right, closed, initial encounter
- Closed nondisplaced fracture of right patella, unspecified fracture morphology, initial encounter

Medications Given ketorolac

(TORADOL) Last given at 12:49

PM

MyChart

View your After Visit Summary and more

ñ

Favali (MRN: SH1742079) (CSN: 1440304608) •

FiaVia•M.

PrInied.af6/P6j2024

Online at [https://](https://mychart.hopkinsmedicine.org/MyChart/)

mychart.hopkinsmedicine.org/MyChart/

4 3:15 PM

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Epic

FAVAILIAVIA 105-239
1059 HET 21 F 707

Article 210-239
2022-04-25
14:57:50

Article 210-239
2022-04-25
14:57:50

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ES

Article 210-239
2022-04-25
14:58:00

Article 210-239

Article 210-239

Article 210-239
Image 2/3

APPLICATION FOR ASSESSMENT EXEMPTION FOR AN IMPROVEMENT
REQUIRED FOR THE HEALTH OR MEDICAL CONDITION OF A RESIDENT

NOTE: Tax Property Article Section 8-233 provides that an improvement to a building required for the health or medical condition of the resident of the building may not be assessed for tax purposes. The exemption under this section may not exceed of the total assessment of the real property on which the building is located. To determine your eligibility for the exemption, please complete this application and forward to the local Assessment Office where the property is located.

Name

FAVALI FLAVIA Last 3/21/53
First Name MI Date of Birth

Permanent Address:
7709 OLD CHESTER RD

BETHESDA MARYLAND 20617
Street and Number State Social Security Number

BETHESDA MARYLAND 20617
City/County State Zip Code

Description of Improvement Required for Health or Medical Condition:

diagnosis of osteoporosis / "mushy bones"

Nature of Health or Medical Condition for which Improvement was added:

Handicap / Accessible ADU in the backyard

Description of Improvement Required for Health or Medical Condition:

Medical history and physical examination (symptoms and signs which diagnosis and severity of health or medical condition):

Characteristics of health or medical condition:

ADU DPL 149410
☒ Permanent 7/21/23 Expected Duration 2 years
☐ Temporary 7/21/23 (Months, Years)
Property Owner's Signature Date Applicant's Signature Date
(If different from applicant)

I attest that the improvement described above is required for the health or medical condition of the above mentioned applicant.

Physician's Signature

Date

100 Reservoir Rd NW, Wash. DC 20007

202-444-3668

Address

Phone

mentioned applicant.

This form seeks information for the purpose of an assessment exemption for an improvement required for the health or medical condition of a resident on the indicated property. Failure to provide this information will result in denial of your application. However, some or this information would be considered a "personal record" as defined in State Government Article, § 10-624. Consequently, you do have the statutory right to inspect your file and to file a written request to correct or amend any information you believe to be inaccurate or incomplete. Additionally, personal information provided to the State Department of Assessments and Taxation is not generally available for public review.

However, this information is available to officers of the State, county or municipality in their official capacity and to taxing officials of any State or the federal government, as provided by statute. Additionally, if your property would be used by the State Department of Assessments and Taxation as a comparable for purposes of establishing the value of another property in a hearing before the Maryland Tax Court, the requested information, or a portion thereof, may have to be provided to the owner of that other property.

SDAT-RP 1

OAFTER VISIT SUMMARY

Flavia M. Favali • MRN: 116409664

2/22/2023 9 Holy cross Hospital Emergency Medicine 301-754-7500

Instructions

Please keep your arm in a sling for comfort. Please take Tylenol every 6 hours for pain as needed. Please follow up with the thoracic surgeon, If you are constantly passing out, trouble breathing, please come back to the emergency department.

Read the attached information

Cötlarbøne Fracture: Rehab Exercises (English)

Schedule an appointment with Riny Karras, MD as soon as possible for a visit in 1 week (around 3/1/2023) .

Specialty: Cardiothoracic Surgery, Thoracic Surgery

Contact: 3720 Farragut Ave

Kensington MD 20895

301-557-1425

What's Next

You currently have no upcoming appointments scheduled.

You are allergic (to the following)

No active allergies

Today's Visit

You were seen by B Fong, MD

Reason for Visit

Collarbone fnjuty

Diagnosis

Closed nondisplaced fracture of sternal end Of right clavicle, initial encounter

& Lab Tests Completed

CBC auto differential

Comprehensive metabolic panél

Q Imaging Tests

CT Cervical Spine Contrast

CT Chest w Contrast

CT Neck Soft Tissue w Contrast

XP. Clavicle Complete Right

Medications Given

HYDROmorphone PF (DILAUDID) Last given at 6:54 PM iopamidoL (ISOVUE-300) Last given at 9:01 PM

Blood
@ •Pressure

128/87

Pulse

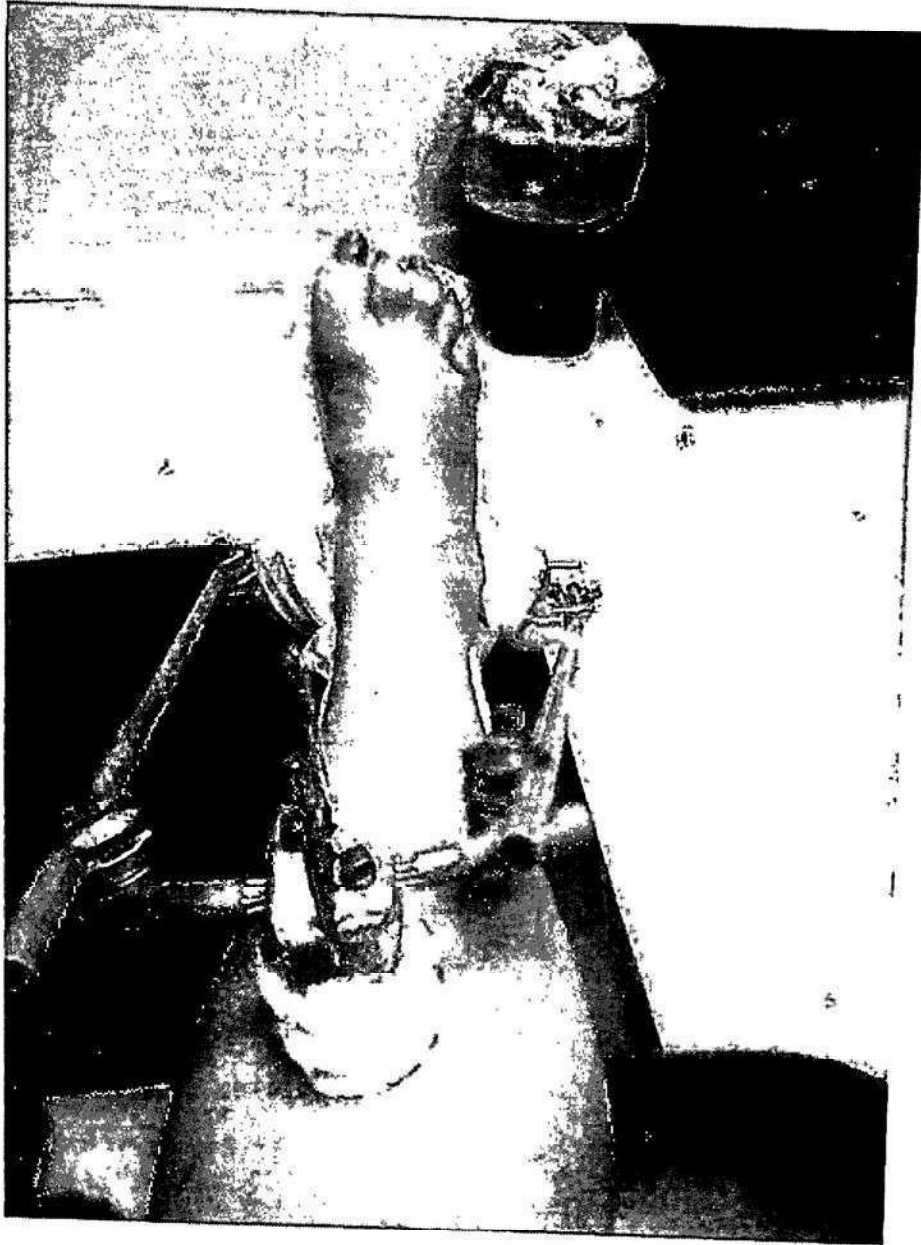
O)) 63

Oxygen
Saturation
1000/0

Temperature

Respiration

16



TESTIMONY OF ALEXANDRE FINKEL

I, Alexandre Finkel, state under penalty of perjury under the laws of the United States that I reside at 7711 Oldchester Road, in Bethesda, Maryland. I have owned my house for 14 years, and it is my primary residence. While I planned to be present at the ADU Hearing scheduled for December 9th, 2024, I have a work-related conflict during that time, compromising my ability to attend in person. To ensure my testimony is on record, I am submitting this written statement.

I live next door to the property owned by Flavia Favali, which she has used exclusively as a rental property during the past decade. I have observed her home being occupied by tenants and have had countless interactions with those individuals, including late night disturbances of renters looking for keys to the property after renting it on AirBnB. In this time, I have never observed Ms. Favali residing at this property, nor have I seen any indications of her children or grandchildren living there.

Primary Residence Requirement

Montgomery County's regulations require that the applicant's property be their primary residence for ADU approval. Based on my observations and additional evidence, Ms. Favali's property does not meet this requirement.

1. Documentary Evidence: Documentary evidence has been provided showing that Ms. Favali has repeatedly listed a different property, located on Kennedy Street, as her primary residence in various legal and administrative cases. This strongly suggests that her property on Oldchester Road is not, and has not been, her primary residence.
2. Legal Judgment: In September 2023, our neighborhood collectively achieved a judgment clearly establishing that the Oldchester Road address is not Ms. Favali's primary residence. If this property were indeed her primary home, Ms. Favali would have appealed this ruling. Her decision not to contest this judgment further confirms that the Oldchester Road property is used as a rental and not as her principal residence.

Misrepresentation of Intent

Ms. Favali has stated that her purpose for building the ADU is to provide handicap access to the property given her bone health. However, this is not the first time she has used this reasoning to justify significant remodeling. Circa 2014, she built two external entrances to the basement of the rental property, citing the need for handicap accessibility for herself. After completing the remodeling, Ms. Favali turned the house into a short-term rental facility, and the property was never used for the stated purpose of providing handicap access for herself.

More recently, during at least two conversations with Ms. Favali, she explicitly stated that her ultimate plan is to convert the property into an income-generating halfway house. This aligns with Haven Share, Inc., a business Ms. Favali has registered and claims to operate out of her current primary residence at 4222 Kennedy St., Hyattsville, MD. The addition of the ADU

O would allow her to create additional rooms to support this conversion. This plan further undermines her stated intentions and highlights a commercial motivation that is entirely inconsistent with the character of our residential neighborhood.

Ms. Favali's history of misrepresentation regarding her use of the property raises serious concerns about the legitimacy of her current claims. Approving this application would likely enable her to pursue a use for the property that is entirely inconsistent with her stated purpose and detrimental to the neighborhood and its community.

Community and Safety Concerns

Over the years, I have observed significant traffic and parking issues directly linked to the tenants of this property. Multiple vehicles are regularly parked both on the street and in the driveway, creating congestion and making it difficult to navigate Oldchester Road by car or on foot. These conditions pose safety risks for pedestrians, particularly children, and hinder the free flow of traffic, especially when emergency or service vehicles attempt to pass.

Granting this ADU application would exacerbate these existing issues and set a dangerous precedent. Approving an ADU despite the clear violation of the primary residence requirement and the applicant's pattern of misrepresentation would erode the integrity of Montgomery County's zoning laws and jeopardize the residential character of our neighborhood.

Request for Denial

I respectfully urge the County to deny Ms. Favali's application for an ADU. Her property does not qualify as her primary residence, as evidenced by legal documentation, court rulings, and long-standing observations. Furthermore, her stated purpose for the ADU is not credible based on her past actions, where similar claims were made and subsequently disregarded. Her direct admission that she plans to convert the property into a halfway house highlights the commercial nature of her intent and underscores why this application must be denied.

Approving this application would violate zoning requirements; harm the safety and quality of life in our community, and set a precedent that undermines the fairness of the permitting process.

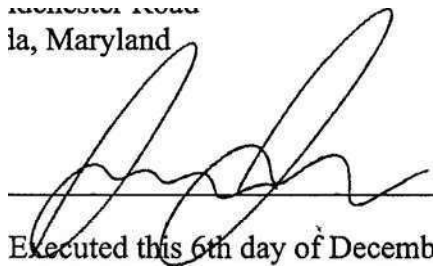
Thank you for considering my testimony.

Sincerely,

Alexandre Finkel
7711 Oldchester Road

. Bethesda, ~~Robert Ross~~
la, Maryland

Maryland



Executed this 6th day of December 2024.

O,

ADO 26-03
ADU LICENSE #157919
FLAVIA FAVALI
7709 OLD CHESTER RD
BETHESDA, MD 20817

#4 Ms. Favali's Reasoning for a handicapped ADU

4.A. Feb 22, 2023 right collar bone break at my volunteer site at St Philip the Apostle Catholic School. Exhibit 4a.1

4.B. March 1, 2023 right ankle, tibia and fibula broken and could not ambulate for months, or even access the house, etc. Exhibit 4b.2 "Ms Favali has stated that her purpose for building the ADU is to provide handicap access to the property given her bone health. However, this is not the first time she has used this reasoning to justify significant remodeling. Circa 2014, she built two external entrances to the basement of the rental property, citing the need for handicap accessibility for herself.... More recently, during at least two conversations with Ms. Favali, she explicitly stated that her ultimate plan is to convert the property into an income generating halfway house." Written testimony Dec 6 2024. I have only talked to Mr. Alexandre Finkel once, and that was when my dad owned the house, I lived in the house to take care of him and he and Mr. Larry Cafritz, a then neighbor and home builder came over and asked if they could pay for water and electric while they tore down the Bruce's home. As they say, no good deed goes unpunished: I told them they could have it for free. I have not talked to him since that one conversation, though I brought a plant and bottle of wine over when their house was completed and they moved in. Yes, I did create handicapped access with a permit and if needed planned to use it. However, I previously had my left ankle replaced by Dr. Paul Cooper and now he put my right ankle back together with two plates and eleven screws. I would have been able to use the room I designed for just this purpose but with the break of my collar bone I could not push the wheelchair up the handicapped driveway to the back of the house where there is a handicapped ramp to gain access to the kitchen. Both injuries were on my right side which was then my stronger side.

4.C. Signed affidavit from ankle surgeon, Paul Cooper on 7/21/23 upon dismissal from ankle reattachment stating "Application for Assessment Exemption for an Improvement Required for the health or Medical Condition of a Resident. Exhibit followed by the denial of ADU and subsequently petitioner fell on kitchen floor of primary residence on 6/26/2024 and had to be rushed to Suburban Hospital where objector Georgia Jaitly works. Ambulance was outside of 7709 Old Chester Rd for over 45 minutes while medics tried to extricate Ms Favali from her bedroom. The bedroom door is not adequate to wheel her out on a gurney, and the hallways are too narrow to turn and go down the stairs on a stretcher/gurney exhibit _____

**OFFICE OF ZONING AND
ADMINISTRATIVE HEARINGS
for
MONTGOMERY COUNTY, MARYLAND**

**Stella B. Werner Council Office Building
100 Maryland Avenue, Suite 200
Rockville, Maryland 20850
Phone:(240) 777-6660; Fax (240) 777-6665
www.montgomerycountymd.gov/OZAH**

**CASE NO. ADO 26-03, OBJECTION TO ACCESSORY
DWELLING**

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IN SUPPORT OF THE PETITION

CONTACT INFORMATION

License Applicant : Flavia Favali
7709 Oldchester Road
Bethesda, MD
20817

Attorney : will come prepared
with an attorney

SUMMARY OF OBJECTION

Flavia Favali began residing full time as her primary residence (7709 Old Chester Rd, Bethesda) in 2023 when she could access it after being discharged from the care of her surgeon, Dr. Paul Cooper and able to finally ambulate, walk without a wheelchair and began to drive. She made her home her primary residence. Dr. Cooper made Favali painfully aware of not only the severity of her injury on her right ankle (several years earlier he replaced the left ankle) but the condition of her bones making paramount for her wellbeing a handicapped ADU. She previously made renovations to the house that was built in the 50's (Aging in Place/Accessibility) by her father however it did not work when she broke both her right collar bone and right ankle. She again saw the necessity of an ADU handicapped accessible while at her home in July of 2024 she fell yet again, broke her femur, patella and tibia it took almost an hour to extricate her from her bedroom with the help of several medics and taken to Suburban Hospital. Our County began permitting ADU's and Favali decided that this was the best option. Favali's ADU is correctly permitted by DPS however her neighbors/objectors continue to deny her the right to build it.

LIST OF EXHIBITS

EXHIBIT A:1. From application checks for returning of sign that indicates application was accepted. When applicant applied she dropped off her application, check, copy of driver's license, IRS 2024 extension, primary tax from Montgomery County and had them hand stamped so there would be no confusion as to Applicant's driver's license validity this year. She was also able to produce and show Ms. Caressa Bennett a copy of her driver's license in court on the 18th of August, where Ms. Bennett insisted on seeing it and then taking a picture of it. 2 Checks from the Department of Finance dated 11/18/2025 & 10/31/2025 for sign return which means Application is valid.

A.:2. Applicant could not access her tax records from her first shoulder injury in Feb of 2023 and was late in submitting her fed taxes, however state and federal checks dated in Oct/Nov 2025 confirm that her principal address is indeed 7709 Old Chester Rd for tax year 2023. She filed an extension for tax year 2024 and submitted that with her application and had that hand stamped. Applicant just received the Maryland tax return check in the mail on the 28th of November and submits that also to verify that 7709 Old Chester Rd is her primary address by both driver's license, property tax bill and state and Federal IRS documentation. Her principal residence received both IRS and MD refund checks mailed to her primary address at 7709 Old Chester Rd, Applicant when asked on her first OZAH hearing who does her taxes and she said she does them herself with the help of TurboTax and that is still true today. Maryland State Refund on 11/24/2025 and Dept. of Treasury on 10/20/2025

EXHIBIT B: 1. Principal Residence sign in sheet from last zoom hearing Dec 9, 2024-Aug 23, 2025 – 23 pages – if Applicant can submit from September – present she would like that permission to do so but was on a time crunch to have this make the 20 day submission time frame. This exhibit shows my friends, children, grandchildren, contractors, neighbors and friends all came into my home and can testify that is indeed Applicant's primary residence.

B; 2 OZAH Exhibit 8 from hearing Case o ADO 25-02 Also, since Applicant failed to bring anyone to the OZAH hearing last December 9, 2024 she plans on inviting everyone from the OZAH hearing on December 19, 2025 and when applicant understood that she needed witness's she had her "tally" sheet from Exhibit 8. As Applicant is preparing for this Case she realizes that several weeks before her first break of the collar bone on Feb 22 2023 several weeks earlier she was climbing the mountains on the islands of the Sea of Cortez oblivious to her brittle bones. When applicant was released from her surgeons care she flew to Tel Aviv on October 3rd before the war broke out and then visited Jordan and Egypt. In the time between Feb 2023 and now Applicant has visited and spent time in seven countries just coming back with some of her church friends from a pilgrimage in Spain, France and Portugal. Applicant has only left her car parked in her principal residence driveway once and that was because she got her airports mixed up – Applicant usually parks at one of her son's in Reston and he drives her to Dulles. Luckily, one of my visitors to the house is James Cyr, who also is a Tesla chauffeur on the side and happened to be free that day.

B:3. Letters and addresses of “tally” – those who came to court on the 18th of August in support of Applicant and can verify that she indeed lives at 7709 Old Chester Rd, Bethesda. Applicant will invite them to her hearing on the 19th of December.

B:4. DEIS Invitations for the two court dates: July was cancelled and postponed to the 18th of August. Diversity Equity, Inclusion and Sustainability – invitations will be sent out for the Dec 19th hearing to either zoom in or come to my house and enjoy some food

EXHIBIT C Driveway Documents

- C:1 objection filed
- C:2. Pics of neighbor’s patios on their right of way
- C:3. A guide to Building Permits and Home Improvements: what is required and what is not (patios NOT required)
- C:4. Permit Confirmation for Right of Way permit (go figure, they gave me the wrong one....it will be rectified)
- C:5. Emails between ALL permit officials that work for the county – (navigating between departments is a challenge)
- C:6. Previous right of way construction permit on 9/23/2018 that was done correctly

EXHIBIT D: Forty-two emails sent separately since they would clog up these exhibits. Applicant began taking them on a daily basis from her android phone and taken with her vehicle showing and something that could only happen on that particular day and time. It was very helpful that so many neighbors are doing extensive renovations so there is always something happening besides Mr Mack’s weekly cleaning service and dog grooming truck

EXHIBIT E: Explanation for my court cases that started on August 20, 2001. Up to that date I had no court cases. I had lived up to this time for forty-eight years in Montgomery County. I left my marriage and a large custom built home on two acres and took all of our six children with me. Unfortunately, my x chose not to see his children and now his grandchildren since then, however I have tried my best to provide for them. The second time I appeared in a Montgomery County court I took my then divorced husband for not maintaining his mandated \$200.00 a month child support and for monies that I believe he stole. I also began to purchase houses and rent bedrooms perfectly legal, however not for the faint of heart. I purchased my first rental in 2002 and have continued to rent bedrooms the ADO case last year produced a record of my court cases. Also, we adopted all of our children, however some of them came with abilities and disabilities and I so resonated with our County Executive who sees the need for “behavioral health and child and family services.” Half of our children came from Montgomery County Social Services so I hope that Montgomery County would honor or Executive’s comment. On E:1

- E:1. Letter sent to our Executive on August 25, 2025.
- E:2. Advertisement for AGE-FRIENDLY MONTGOMERY A LONGEVITY READY COMMUNITY-How the County Supports Long and Healthy Lives for ALL residents – I ask that if my ADU is approved it will extend my life.

F: ROOM RENTALS

- F:1 Summary
- F:2 Ken Mack’s objections on Nov 2, 2024
- F:3 Room Rental Brochure from Department of Housing and Community Affairs (pg 1)
- F:4 Emails from Room Renters since before I broke my collar bone and leg
- F:5 Housing Initiative Partnership from Bethesda Magazine: Nov/Dec 2025
- F:6 Housing Initiative Partnership email and flyer
- G: Design for Life Documents form OZAH Case #25-02 (2024)
- G:1 Residential Building Application 5/6/2020
- G:2 Design for Life Brochure
- G:3 American Home Contractors bill for \$11,600 for work done for the Design for Life 8/10/20
- G:4 Letter to Karen Stejphenson, director of the monies for the disputed tax credit
- H: LLC in South Carolina: Applicant has a business in South Carolina developing her property:
- H:1 Letter to treasurer Cynthia Burke dated Nov 10, 2025 paying her taxes
- H:2-9 Tax bills for different parcels of land that Applicant is developing
- I: Applicant’s Reasoning for an ADU – Summary
- I:1 Testimony of Alexandre Finkel Dec 2024
- 1:2 Collarbone fracture 2/22/23
- 1:3 Ankle supported by external fixators after swelling went down before surgery
- 1:4 After surgery where external fixators removed and 2 plates and 11 screws inserted

1:5 Fell and broke kneecap: tibial plateau, in her primary residence on 6/26/2024 and took the paramedics in the ambulance over forty-five minutes to extricate Applicant from her bedroom. On sworn testimony NONE of the 9 objectors last year could recall an ambulance parked outside of my home.

1:6. Application for Assessment Exemption for Improvement Required for the Health or Medical Condition of a Resident signed by Dr Paul Cooper on 7/21/2023 when suggested I design a handicapped ADU in my backyard.

J: Applicant joined Bethesda Metro Area Village in October of 2023 on suggestion of mentor, Mimi Cutler who loves her village.

J:1 print out of email

J:2 history of Applicant's activities since joining the village:

K: Parking

K:1 Application has two additional parking spaces in back of primary house and the driveway is adequate

K:2 Objectors currently parking on street that said on sworn testimony that it would be sol

K:3 Objectors used pictures two years ago

ESTIMATED HEARING TIME

The License Applicant anticipates that, excluding questions, the presentation of the its case-in-chief for proposed conditional use will take approximately two hours.

FILING FEES

Flavia Favali
7709 Old Chester Road
Bethesda, Md 20817
Flavia4222@comcast.net
301-320-3358h 301-277-42730

August 25, 2025

County Executive Marc Elrich
101 Monroe Street, Second Floor
Rockville, Md 20850

Dear County Executive Elrich:

I so resonated with your comment last week that: "Our Department of Health and Human Services is central, providing integrated programs like behavioral health and child and family services. Its ongoing focus is improving access, identifying gaps and enhancing coordination for individuals with complex needs. This comprehensive, compassionate and strategic framework is a world away from simply moving people out of sight."

However, over thirty- five years ago my husband and I adopted a hard to place sibling group with multiple issues from your agency. The middle son of this group continues to struggle. When he was adopted he chose as his middle name for John Hawkins who was his social worker at DHS.

Fast forward to several months ago when I met you at the Permitting Office for their yearly meeting and we chatted about who was older, and I advocated for my ADU in my backyard. You asked me to notify you of the outcome. I lost, yet again.

Contemplating why my neighbors are so adamant about the construction. of this very tiny home, for my mandated medical needs, I am wondering if it somehow correlates with the DEI that is being erased? I bought my home as a "tear-down" and currently provide housing to four individuals, 75% are either brown or black like the sibling group we adopted. I understand my neighbor's desires — however THANK YOU for ALL your service in trying to advocate for everyone — and they say three times is a charm.. so I'm off to apply yet again,

AGE-FRIENDLY ...XO—MONTGOMERY A LONGEVITY READY COMMUNITY

How the County Supports Long and
Healthy Lives for All Residents



In 2015, Montgomery County vowed to meet the changing needs of residents throughout their lifetimes—making changes to the environment and providing new programs and services when needed. To support that effort, the County enrolled in the World Health Organization/AARP Age Friendly Communities Network. The County also works with State agencies on the Governor's new Longevity-Ready Maryland initiative.

Montgomery County's Age-Friendly workgroups coordinate with the County's Commission on Aging, which advises policy makers about the needs and interests of the County's older adults.

To understand the County's progress to date, please read below about some of the efforts taking place.

Civic and Social Involvement

- Montgomery County Volunteer Center's 50+ Volunteer Network connects volunteers with meaningful service opportunities.
- Montgomery Connects and Senior Planet Montgomery provide access to technology, training, and ongoing support.
- The County funds nonprofit organizations serving culturally diverse communities that engage residents in activities of shared interest.
- Volunteer-led organizations called Villages support neighbors who

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Favali

7709 Oldchester Road

Bethesda, MD

20817

Attorney : will come

prepared with an attorney

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LIST OF EXHIBITS

EXHIBIT A:1. From application checks for returning of sign that indicates application was accepted. When applicant applied she dropped off her application, check, copy of driver's license, IRS 2024 extension, primary tax from Montgomery County and had them hand stamped so there would be no confusion as to Applicant's driver's license validity this year. She was also able to produce and show Ms. Caressa Bennett a copy of her driver's license in court on the 18th of August, where Ms. Bennett insisted on seeing it and then taking a picture of it. 2 Checks from the Department of Finance dated 11/18/2025 & 10/31/2025 for sign return which means Application is valid.

A.:2. Applicant could not access her tax records from her first shoulder injury in Feb of 2023 and was late in submitting her fed taxes, however state and federal checks dated in Oct/Nov 2025 confirm that her principal address is indeed 7709 Old Chester Rd for tax year 2023. She filed an extension for tax year 2024 and submitted that with her application and had that hand stamped. Applicant just received the Maryland tax return check in the mail on the 28th of November and submits that also to verify that 7709 Old Chester Rd is her primary address by both driver's license, property tax bill and state and Federal IRS documentation. Her principal residence received both IRS and MD refund checks mailed to her primary address at 7709 Old Chester Rd, Applicant when asked on her first OZAH hearing who does her taxes and she said she does them herself with the help of TurboTax and that is still true today. Maryland State Refund on 11/24/2025 and Dept. of Treasury on 10/20/2025

EXHIBIT B: 1. Principal Residence sign in sheet from last zoom hearing Dec 9 2024-Aug 23, 2025 – 23 pages – if Applicant can submit from September – present she would like that permission to do so but was on a time crunch to have this make the 20 day submission time frame. This exhibit shows my friends, children, grandchildren, contractors, neighbors and friends all came into my home and can testify that is indeed Applicant's primary residence.

B; 2 OZAH Exhibit 8 from hearing Case o ADO 25-02 Also, since Applicant failed to bring anyone to the OZAH hearing last December 9, 2024 she plans on inviting everyone from the OZAH hearing on December 19, 2025 and when applicant understood that she needed witness's she had her "tally" sheet from Exhibit 8. As Applicant is preparing for this Case she realizes that several weeks before her first break of the collar bone on Feb 22 2023 several weeks earlier she was climbing the mountains on the islands of the Sea of Cortez oblivious to her brittle bones. When applicant was released from her surgeons care she flew to Tel Aviv on October 3rd before the war broke out and then visited Jordan and Egypt. In the time between Feb 2023 and now Applicant has visited and spent time in seven countries just coming back with some of her church friends from a pilgrimage in Spain, France and Portugal. Applicant has only left her car parked in her principal residence driveway once and that was because she got her airports mixed up – Applicant usually parks at one of her son's in Reston and he drives her to Dulles. Luckily, one of my visitors to the house is James Cyr, who also is a Tesla chauffeur on the side.

B:3. Letters and addresses of “tally” – those who came to court on the 18th of August in support of Applicant and can verify that she indeed lives at 7709 Old Chester Rd, Bethesda. Applicant will invite them to her hearing on the 19th of December.

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EXHIBIT C Driveway Documents

- C:1 objection filed
- C:2. Pics of neighbor’s patios on their right of way
- C:3, A guide to Building Permits and Home Improvements: what is required and what is not (patios NOT required)
- C:4. Permit Confirmation for Right of Way permit (go figure, they gave me the wrong one....it will be rectified)
- C:5. Emails between ALL permit officials that work for the county – (navigating between departments is a challenge
- C:6. Previous right of way construction permit on 9/23/2018 that was done correctly

EXHIBIT D: Forty two emails sent separately since they would clog up these exhibits. Applicant began taking them on a daily basis from her android phone and taken with her vehicle showing and something that could only happen on that particular day and time. It was very helpful that so many neighbors are doing extensive renovations so there is always something happening besides Mr Mack’s weekly cleaning and dog grooming truck

EXHIBIT E: Explanation for my court cases that started on August 20, 2001. Up to that date I had no court cases. I had lived up to this time for forty-eight years in Montgomery County. I left my marriage and a large custom built home on two acres and took all of our six children with me. Unfortunately, my x chose not to see his children and now his grandchildren since then, however I have tried my best to provide for them. The second time I appeared in a Montgomery County court I took my then divorced husband for not maintaining his mandated \$200.00 a month child support and for monies that I believe he stole. I also began to purchase houses and rent bedrooms perfectly legal, however not for the faint of heart. I purchased my first rental in 2002 and have continued to rent bedrooms the ADO case last year produced a record of my court cases. Also, we adopted all of our children, however some of them came with abilities and disabilities and I so resonated with our County Executive who sees the need for “behavioral health and child and family services.” Half of our children came from Montgomery County Social Services so I hope that Montgomery County would honor or Executive’s comment. D:1.

E:1. Letter sent to our Executive on August 25, 2025.

E:2. Advertisement for AGE-FRIENDLY MONTGOMERY A LONGEVITY READY COMMUNITY-How the County Supports Long and Healthy Lives for ALL residents – I ask that if my ADU is approved it will extend my life.

EXHIBIT E- Driveway Documents – also file too big to be uploaded so sent on email to:

jony.guisao@montgomerycountymd.gov

EXHIBIT F-

EXHIBIT G -

PLAN

EXHIBIT N -

\\487I-1305-2988.v4

APPLICANT STATEMENT IN SUPPORT OF THE PETITION

PROPERTY DESCRIPTION & PROPOSED USE

USE STANDARDS FOR AN ACCESSORY DWELLING UNIT

The project meets each of the applicable Conditional Use Standards for an Independent Living Facility

under Sections 59.3.3.2.C.2.c.i through ix as summarized below.

Section 3.3.2.C.2.c. Independent Living for Seniors as a Conditional Use.

- i. The site has adequate accessibility to public transportation, medical services, shopping areas, recreation, and other community services, as shown on the attached vicinity map and described in the statement of justification.

No ancillary or retail facilities are proposed.
- ii.
- iii. Per Chapter 25A, Section 25A-SA, the affordable housing requirement will be met through an alternative payment to the Housing Initiative Fund by agreement with the DHCA.¹

The maximum building height is met per the table below. The maximum density is
- iv. established by the Hearing Examiner per the table below.
- v. Height density, coverage, and parking are compatible with surrounding uses as shown in the Conditional Use Plan application.
- vi.
- vii. There are no units facing the existing street requiring a front setback.

The minimum side and rear setbacks are 25 feet to abutting lots not included in this application, although there are no abutting lots because of an approximate 15-foot HOA parcel between proposed lots and the abutting lots. In addition to this 15-foot HOA parcel, principal buildings are setback on the internal lots 20 feet.

A minimum green area of 50% is provided.
- viii.
- ix. Principal building setbacks (not modified above) meet the minimum required for the subject building type in the R-30 zone, as detailed in the Conditional Use application.

Necessary Findings of Approval

- a. Section 7.3.1.E.1.b. *[The conditional use] satisfies the requirements of the zone, use*

² Per MCATLAS: Case 5256 for a private club; Case 5791 to permit a horticultural nursery and commercial greenhouse (in conjunction with Case No. A-827; Case 5409 to permit the construction and operation of a private educational institution for over 40 children; Case CBA2927 for a private club.

LIST OF INITIAL WITNESSES

The License Applicant intends to call the following witnesses at the public hearing but reserves the right to call additional witnesses as necessary.

1. Mr. Patrick Byrne, President of Construction & Development, Community Housing Initiative, Inc,

will testify as to the proposed use and operations, as well as some planning and design aspects

of the project.

2. Mr. Joshua Sloan, ASLA, AICP, with VIKI Maryland, will testify as an expert in land planning

and landscape architecture on the Project's compliance with the requirements for forest

conservation and environmental guidelines, the intent and requirements of the Zoning

\487I-1305-2988.v4

ESTIMATED HEARING TIME

The License Applicant anticipates that, excluding questions, the presentation of the its case-in-chief for proposed conditional use will take approximately two hours.

FILING FEES

Home > Control Panel > People Manager > Member Profile

His/Her

Event History for Flavia Favali






























This screen lists the events that this member has registered for, including quantity and activity items (if the event supports them and the member has chosen them).

Within the last: All

Event	Date	Amount (\$)	Payment Status	Event Status	Attendance	Action
Holiday open house social	12/13/2025	0.00	Paid	Registered	Not Recorded	
Aging Well Shared Interest Gro...	11/16/2025	0.00	Cancelled	Canceled	Not Recorded	
Aging Solo	11/12/2025	0.00	Cancelled	Canceled	Not Recorded	
In-Person Happy Hour	11/7/2025	0.00	Paid	Completed	Not Recorded	
Aging Well Shared Interest Gro...	10/5/2025	0.00	Paid	Completed	Not Recorded	
Aging Well Shared Interest Gro...	9/7/2025	0.00	Paid	Completed	Not Recorded	
Aging Solo	8/4/2025	0.00	Paid	Completed	Not Recorded	
Crab Feast Paddlewheel Riverbo...	8/7/2025	0.00	Paid	Completed	Not Recorded	
Private docent tour of new SAA...	7/22/2025	0.00	Paid	Completed	Not Recorded	
Dining Out Together	7/8/2025	0.00	Paid	Completed	Not Recorded	
Glenstone Museum	5/30/2025	0.00	Paid	Completed	Not Recorded	

Help

Home About Us Activities Calendar Member Directory Volunteering Donate Here!						
Glenstone Museum	5/30/2025	0.00	Paid	Completed	Not Recorded	
Member art show	5/21/2025	0.00	Cancelled	Canceled	Not Recorded	
Aging Solo	5/7/2025	0.00	Paid	Completed	Not Recorded	
We Gather At the Edge: Contemp...	5/5/2025	0.00	Paid	Completed	Not Recorded	
Biking SIG C&O Canal Trail	4/29/2025	0.00	Cancelled	Canceled	Not Recorded	
Aging Solo	3/26/2025	-----		Completed	Not Recorded	
Aging Well Shared Interest Gro...	3/23/2025	0.00	Paid	Completed	Not Recorded	
This is Getting Old - and I Di...	3/13/2025	0.00	Paid	Completed	Not Recorded	
Aging Solo	3/12/2025	-----		Completed	Not Recorded	
Aging Solo	2/25/2025	-----		Completed	Not Recorded	
Ladies Lunch Out	2/25/2025	0.00	Paid	Completed	Not Recorded	
Rescheduled Travel SIG Tour of...	2/18/2025	0.00	Paid	Completed	Not Recorded	
The Euro-Atlantic Super Powers...	2/16/2025	0.00	Paid	Completed	Not Recorded	
Practical tools for designing ...	2/14/2025	N/A		Event Contact	Not Recorded	
Aging Solo	2/12/2025	-----		Completed	Not Recorded	
Travel SIG Tour of People's Ho...	2/11/2025	0.00	Cancelled	Canceled	Not Recorded	
Aging Solo	1/29/2025	-----		Completed	Not Recorded	
Chase the Winter Blues Away St...	1/27/2025	10.00	Paid	Completed	Not Recorded	
Free play at RoundHouse Theatr...	1/25/2025	0.00	Paid	Completed	Not Recorded	
Aging Solo	1/15/2025	0.00	Paid	Completed	Not Recorded	
Ladies Lunch Out	12/30/2024	0.00	Paid	Completed	Not Recorded	
In-Person Happy Hour	12/20/2024	0.00	Paid	Completed	Not Recorded	
Holiday social	12/14/2024	0.00	Paid	Completed	Not Recorded	
Foreign Crises Facing the Pres...	12/9/2024	0.00	Paid	Completed	Not Recorded	
In Person Happy Hour	11/22/2024	0.00	Paid	Completed	Not Recorded	
Steve Crocker, Inventor Of The...	10/23/2024	0.00	Paid	Completed	Not Recorded	
Miss Maybell & the Jazz Age Ar...	10/13/2024	0.00	Paid	Completed	Not Recorded	
Aging Well Shared Interest Gro...	9/15/2024	0.00	Paid	Completed	Recorded	
Get to know our members	9/8/2024	0.00	Paid	Completed	Not Recorded	

Home About Us Activities Calendar Member Directory Volunteering Donate Here!						
New member social	6/23/2024	0.00	Paid	Completed	Not Recorded	
Ladies Lunch Out	5/31/2024	0.00	Cancelled	Canceled	Not Recorded	
Volunteer Service Provider ori...	5/30/2024	0.00	Paid	Completed	Not Recorded	
The Current Political Scene wi...	5/23/2024	0.00	Paid	Completed	Not Recorded	
Aging Well Shared Interest Gro...	5/19/2024	0.00	Paid	Completed	Recorded	
Parker Speirs, guitarist with ...	4/24/2024	0.00	Cancelled	Canceled	Not Recorded	
Parker Speirs, guitarist with ...	4/24/2024	0.00	Paid	Completed	Not Recorded	
Program Committee Meeting	4/23/2024	0.00	Paid	Completed	Not Recorded	
Free play at RoundHouse Theatr...	4/17/2024	0.00	Paid	Completed	Not Recorded	
Ladies Lunch Out	3/28/2024	0.00	Paid	Completed	Not Recorded	
National Gallery of Art tour	3/11/2024	0.00	Paid	Completed	Not Recorded	
Dining Out Together	3/5/2024	0.00	Paid	Completed	Not Recorded	
In-Person Happy Hour	2/23/2024	0.00	Cancelled	Canceled	Not Recorded	
In-Person Happy Hour	2/23/2024	0.00	Cancelled	Canceled	Not Recorded	
GreenScapes Symposium	2/16/2024	N/A		Event Contact	Not Recorded	
Fireside Chat with Reid Detcho...	2/5/2024	0.00	Paid	Completed	Not Recorded	
Dorothea Lange	2/1/2024	0.00	Paid	Completed	Not Recorded	
Ladies Lunch Out	1/30/2024	0.00	Cancelled	Canceled	Not Recorded	
Ladies Lunch Out	1/30/2024	0.00	Cancelled	Canceled	Not Recorded	
Free play at RoundHouse Theatr...	1/25/2024	0.00	Paid	Completed	Not Recorded	
Aging Well shared interest Gro...	1/21/2024	0.00	Paid	Completed	Not Recorded	
In-Person Holiday Happy Hour	12/28/2023	0.00	Paid	Completed	Not Recorded	
The Land Carries Our Ancestors	12/14/2023	0.00	Cancelled	Canceled	Not Recorded	
Holiday Social	12/3/2023	0.00	Paid	Completed	Not Recorded	
Fireside Chat With David Weins...	11/6/2023	0.00	Paid	Completed	Not Recorded	
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In-Person BMAY Happy Hour	9/29/2023	0.00	Paid	Completed	Not Recorded	
Dining Out Together	9/6/2023	0.00	Paid	Completed	Not Recorded	

**OFFICE OF ZONING AND
ADMINISTRATIVE HEARINGS
for
MONTGOMERY COUNTY, MARYLAND**

**Stella B. Werner Council Office Building
100 Maryland Avenue, Suite 200
Rockville, Maryland 20850
Phone:(240) 777-6660; Fax (240) 777-6665
www.montgomerycountymd.gov/OZAH**

**CASE NO. ADO 26-03, OBJECTION TO ACCESSORY
DWELLING**

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SUMMARY OF OBJECTIONS2

LIST OF EXHIBITS2

DESCRIPTION OF EXHIBITS.....3

CONTACT INFORMATION

License Applicant :

Flavia Favali
7709 Oldchester Road
Bethesda, MD
20817

Attorney :

Attorney not yet selected but will be present

SUMMARY OF OBJECTION

Flavia Favali began residing full-time as her primary residence (7709 Old Chester Rd, Bethesda) in 2023 when she could access it after being discharged from the care of her surgeon, Dr. Paul Cooper and able to finally ambulate, walk without a wheelchair and to drive. She made her home her primary residence. Dr. Cooper made Favali painfully aware of not only the severity of her injury on her right ankle (several years earlier he replaced the left ankle) but the condition of her bones making paramount for her well-being a handicapped ADU. She previously made renovations to the house that was built in the 50's (Aging in Place/Accessibility) by her father however it did not work when she broke both her right collar bone and right ankle. She again saw the necessity of an ADU handicapped accessible while at her home in July of 2024 she fell yet again, broke her femur, patella and tibia it took almost an hour to extricate her from her bedroom with the help of several medics and taken to Suburban Hospital. Our County began permitting ADU's and Favali decided that this was the best option. Favali's ADU is correctly permitted by DPS however her neighbors/objectors continue to deny her the right to build it.

LIST OF EXHIBITS

EXHIBIT A-PRIMARY RESIDENCE PROOF
EXHIBIT B-WITNESSES TO PRIMARY RESIDENCE
EXHIBIT C-DOCUMENTS REGARDING PERMIT HISTORY
EXHIBIT D-PHOTOGRAPHS DOCUMENTING PRIMARY RESIDENCE
EXHIBIT E-COURT CASE HISTORY
EXHIBIT F-ROOM RENTAL DOCUMENTS
EXHIBIT G-DESIGN FOR LIFE DOCUMENTS
EXHIBIT H-DOCUMENTS REGARDING OTHER PROPERTY
EXHIBIT I-REASON FOR ADU

EXHIBIT J-VILLAGE DOCUMENTATION OF PRIMARY RESIDENCE
EXHIBIT K-RESPONSES TO PARKING OBJECTIONS

DESCRIPTION OF EXHIBITS

EXHIBIT A: PRIMARY RESIDENCE PROOF

A:1. From application checks for returning of sign that indicates application was accepted. When applicant applied she dropped off her application, check, copy of driver's license, IRS 2024 extension, primary tax from Montgomery County and had them hand stamped so there would be no confusion as to Applicant's driver's license validity this year. She was also able to produce and show Ms. Caressa Bennett a copy of her driver's license in court on the 18th of August, where Ms. Bennett insisted on seeing it and then taking a picture of it. 2 Checks from the Department of Finance dated 11/18/2025 & 10/31/2025 for sign return which means Application is valid. A:2. Applicant could not access her tax records from her first shoulder injury in Feb of 2023 and was late in submitting her fed taxes, however state and federal checks dated in Oct/Nov 2025 confirm that her principal address is indeed 7709 Old Chester Rd for tax year 2023. She filed an extension for tax year 2024 and submitted that with her application and had that hand stamped. Applicant just received the Maryland tax return check in the mail on the 28th of November and submits that also to verify that 7709 Old Chester Rd is her primary address by both driver's license, property tax bill and state and Federal IRS documentation. Her principal residence received both IRS and MD refund checks mailed to her primary address at 7709 Old Chester Rd. Applicant when asked on her first OZAH hearing who does her taxes and she said she does them herself with the help of TurboTax and that is still true today. Maryland State Refund on 11/24/2025 and Dept. of Treasury on 10/20/2025

EXHIBIT B: WITNESSES TO PRIMARY RESIDENCE

B:1. Principal Residence sign in sheet from last zoom hearing Dec 9, 2024-Aug 23, 2025 – 23 pages – if Applicant can submit from September – present she would like that permission to do so but was on a time crunch to have this make the 20 day submission time frame. This exhibit shows my friends, children, grandchildren, contractors, neighbors and friends all came into my home and can testify that is indeed Applicant's primary residence.

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Feb 22 2023 she was climbing the mountains on the islands of the Sea of Cortez oblivious to her brittle bones. When applicant was released from her surgeons care she flew to Tel Aviv on October 3rd before the war broke out and then left Israel a few days later and visited Jordan and Egypt. In the time between Feb 2023 and now Applicant has visited and spent time in seven countries just coming back with some of her church friends from a pilgrimage in Spain, France and Portugal. Applicant has only left her car parked in her principal residence driveway once and that was because she got her airports mixed up – Applicant usually parks at son #2, David in Reston and he drives her to Dulles. Luckily, one of my visitors to the house is James Cyr, who also is a Tesla chauffeur on the side and happened to be free that day. He also was at court to testify that indeed this is my principal residence.

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EXHIBIT C: DOCUMENTS REGARDING PERMIT HISTORY

C:1 objection filed

C:2. Pics of neighbor’s patios on their right of way

C:3. A guide to Building Permits and Home Improvements: what is required and what is not (patios NOT required)

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C:5. Emails between ALL permit officials that work for the county – (navigating between departments is a challenge

C:6. Previous right of way construction permit on 9/23/2018 that was done correctly

EXHIBIT D: PHOTOGRAPHS DOCUMENTING PRIMARY RESIDENCE

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EXHIBIT E: COURT CASE HISTORY

Explanation for my court cases that started on August 20, 2001. Up to that date I had no court cases. I had lived up to this time for forty-eight years in Montgomery County. I left my marriage and a large custom built home on two acres and took all of our six children with me.

Unfortunately, my x chose not to see his children and now his grandchildren since then, however I have tried my best to provide for them. The second time I appeared in a Montgomery County court I took my then divorced husband for not maintaining his mandated \$200.00 a month child support and for monies that I believe he stole. I also began to purchase houses and rent bedrooms perfectly legal, however not for the faint of heart. I purchased my first rental in 2002 and have continued to rent bedrooms the ADO case last year produced a record of my court cases. Also, we adopted all of our children, however some of them came with abilities and disabilities and I so resonated with our County Executive who sees the need for “behavioral health and child and family services.” Half of our children came from Montgomery County Social Services so I hope that Montgomery County would honor or Executive’s comment.

E:1. Letter sent to our Executive on August 25, 2025.

E:2. Advertisement for AGE-FRIENDLY MONTGOMERY A LONGEVITY READY COMMUNITY-How the County Supports Long and Healthy Lives for ALL residents – I ask that if my ADU is approved it will extend my life.

EXHIBIT F: ROOM RENTAL DOCUMENTS

F:1 Summary

F:2 Ken Mack’s objections on Nov 2, 2024

F:3 Room Rental Brochure from Department of Housing and Community Affairs (pg 1)

F:4 Emails from Room Renters since before I broke my collar bone and leg

F:5 Housing Initiative Partnership from Bethesda Magazine: Nov/Dec 2025

F:6 Housing Initiative Partnership email and flyer

EXHIBIT G: DESIGN FOR LIFE DOCUMENTATION

G: Design for Life Documents form OZAH Case #25-02 (2024)

G:1 Residential Building Application 5/6/2020

G:2 Design for Life Brochure

G:3 American Home Contractors bill for \$11,600 for work done for the Design for Life 8/10/20

G:4 Letter to Karen Stephenson, director of the monies for the disputed tax credit

EXHIBIT H: DOCUMENTS REGARDING OTHER PROPERTY

H: LLC in South Carolina: Applicant has a business in South Carolina developing her property:

H:1 Letter to treasurer Cynthia Burke dated Nov 10, 2025 paying her taxes H:2-

9 Tax bills for different parcels of land that Applicant is developing

EXHIBIT I: REASON FOR ADU

I: Applicant's Reasoning for an ADU – Summary

I:1 Testimony of Alexandre Finkel Dec 2024

1:2 Collarbone fracture 2/22/23

1:3 Ankle supported by external fixators after swelling went down before surgery

1:4 After surgery where external fixators removed and 2 plates and 11 screws inserted 1:5 Fell and broke kneecap: tibia plateau, in her primary residence on 6/26/2024 and took the paramedics in the ambulance over forty-five minutes to extricate Applicant from her bedroom. On sworn testimony NONE of the 9 objectors last year could recall an ambulance parked outside of my home yet reviewing their testimony they pass my house many times during each day.

1:6. Application for Assessment Exemption for Improvement Required for the Health or Medical Condition of a Resident signed by Dr. Paul Cooper on 7/21/2023 when suggested I design a handicapped ADU in my backyard.

EXHIBIT J: VILLAGE DOCUMENTATION OF PRIMARY RESIDENCE

J: Applicant joined Bethesda Metro Area Village in October of 2023 on suggestion of mentor, Mimi Cutler who loves her village.

J:1 print out of email

J:2 history of Applicant's activities since joining the village

EXHIBIT K: RESPONSES TO PARKING OBJECTIONS

K: Parking

K:1 Application has two additional parking spaces in back of primary house and the driveway is adequate. That is on the application of the survey of the property

K:2 Objectors currently parking on street that said on sworn testimony that vehicle it would be sold in two weeks – however it is still there.

K:3 Objectors used the driveway pictures again after using it on 2023 which is not accurate.



Department of Finance
Division of Treasury
27 Courthouse Square Suite 220
Rockville, MD 20850

1883382

PAGE: 1 of 1

DATE: November 18, 2025
CHECK NUMBER: 2748070
AMOUNT PAID: \$115.00



11410 20458 CKS ZA 25323 - 0002748070 NNNNNNNNNN 3225100010503 XNIGA4 C
FLAVIA FAVALI
7709 OLDCHESTER ROAD
BETHESDA MD 20817

Vendor No: 000000000000038802

Date	Invoice Number	Description	Gross Amount	Discount	Net Am
03/19/25	20250319-AS026	ADU SIGN FEE RETURN	\$115.00	\$0.00	\$115.00
TOTALS			\$115.00	\$0.00	\$115.00

If you have any questions regarding this payment please contact the Accounts Payable department at (240) 777-8850.

PLEASE DETACH BEFORE DEPOSITING CHECK



Department of Finance
Division of Treasury
27 Courthouse Square Suite 220
Rockville, MD 20850

CHECK
NUMBER 2748070

November 18, 2025

*** VOID AFTER 180 DAYS ***

PAY
TO THE
ORDER OF: FLAVIA FAVALI
7709 OLDCHESTER ROAD
BETHESDA, MD 20817

CHECK AM
\$115

EXACTLY *****115 DOLLARS AND 00 CENTS

JPMorgan Chase Bank, N.A.
New York, NY

Authorized Signature

2748070 10210000210

597221517

ADO 26-03
ADU LICENSE #157919
FLAVIA FAVALI
7709 OLD CHESTER RD
BETHESDA, MD 20817

#5 Next Steps after 1st Denial of ADU by OZAH September 2023.

5A. Petitioner joined the Bethesda Area Metro Village and continues by:
“Dear Flavia,
Thank you for being a Social (Individual) Member in Bethesda Metro Area Village. We hope you have met new friends and neighbors, enjoyed BMAV social activities, and want to continue to work together to build a community for aging in our homes. Your renewal date is 9/19/2025. To renew, please [click here](#). At the end of the renewal process, you will have the option of paying by secure credit-card transaction, or printing an invoice and mailing a check. You can also call or email our office at 240-630-2628 or director@bmavillage.org and we can assist you. Don't forget to check the village web site at www.bmavillage.org for information on upcoming events and other village news. We thank you for your continued support and hope to see you at an event soon!

Elizabeth Haile
Executive Director
director@bmavillage.org

I have also been to 69 events since joining the village.

P 6: T-45: “Since the last hearing, Ms. Bennett noted Ms. Favali joined the Bethesda Village in September 2023, but she only recently saw her at an organization event.” I emailed the Director of the Bethesda Area Metro Village (BMAV) on 1/22/24 to ask how many village events I have been to since I joined, and she replied that I have been to thirty-six events.

Flavia Favali

7709 Oldchester Rd

Flavia4222(@comcast.net

December 9, 2024

Dear Friend, Family Member, Acquaintance, contractor, etc.

Today I had the pleasure of participating in a virtual zoom with the County of Montgomery, that approved the construction of my adu (accessory dwelling unit) but these NINE neighbors "declare under penalty of perjury under the laws of the United States that Flavia does not permanently reside here, not her primary residence, Cars licensed in South Carolina, not observed her living in the house on a regular basis, pretends to reside there, issues with street parking; constant change of tenants, using the home for short term rentals "noted saying that I do NOT live here. I lost last year with my application, and I am sure that I will lose again this year — but hope springs eternal for next year.

Blessings, Flavia

Name	email	date
Donna Reynolds	dnnrnl@sbcglobal.com	12/12/24
Rebecca Ferris	rmferris18@gmail.com	12/15/24
Michelle Higgs	mhiggs@HIP hons. org	12/16/24
Annie Hisle	anniehisle@gmail.com	12/18/24
Julie Panaro	juliepanaro@gmail.com	12/18/24
Julie Moskowitz	julie.moskowitz@gmail.com	12/18/24
Stephanie Katz	skatz@erols.com	12/20/24
Sue Mezines (VA license plate)	mezines27@yahoo.com	12/22/24

Flavia Favali

7709 Oldchester Rd

Since you are in my humble abode, would you mind signing this guest book with your name and your email and the date that you came to see me and observe that I do live here as my principal residence — I know this sounds surreal but he is what they swore under oath today. You can google the case with license #ADO25-02

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Pg 2

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what they swore under oath today. You can google the case with license #ADO-25-02

Blessings, Flavia

Name	email	date
Joy C. Conrad	Joy-Conrad@yahoo.com	25 Dec 2024
Felipe Moskaitis	Felipemoskaitis@gmail.com	12/25/24
Tichina Ward	wardtichina12@gmail.com	12/25/2024
Ishiah Mayo	IshiahMayo@gmail.com	12-25-2024
Arkannweol	arkannweol@yahoo	12-25-2024
James Cyr	James.Cyr@outlook.com	12-26-24-Dinn
Veronica Molcos	verona1657@gmail.com	12/26/24
Kekemba Nassir	Kekemba24@yahoo.fr	12/26/24

Flavia Favali

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December 9, 2024

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Blessings, Flavia

Name	email	date
CARMAN PARKES	cb2bfree@gmail.com	12/27
Michael Bares	cb2bfree@gmail.com	12/29
Felipe Miskaitis	felipemiskaitis@gmail.com	1/5/2025
Joy P. Coward	Joy-Coward@yahoo.com	1/5/25
Patty Tolson	PattyAT79@gmail.com	1/12/25
KATHY OBRIN	Kathyob29@gmail.com	1/16/25
Ruth McDonald	rgm987@gmail.com	1/20/25
Suzanne Vaughn	SUZYVAUGHN2@GMAIL.MAIL.COM	1/24/25
Rebecca Roberts	Rebecca.Roberts@att.net	1/25/25
Diane Reese	reesebj68@gmail.com	1/25/25

after hours
Dinner
with
over:

Flavia Favali

O

7709 Oldchester Rd

Flavia4222(@comcast.net

what they swore under oath today. You can google the case with license ADO25-02

Flavia Favali

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Since you are in my humble abode, would you mind signing this guest book with your

Harold Jagger Harold Jagger@yahoo.com 1/30/25
Shaquean W. Postman 1/31/2025
Susan Meines meines24@yahoo.com 2/5/2025
Julie Ehlert julie.ehlert@email.gwu.edu 2/5/25
Julie Panaro julie panaro@gmail.com 2/5/2025
Selma DeLeon deleonselma@gmail.com 2/5/25
James Cyr James.Cyr@outlook.com 2/6/25

name and your email and the date that you came to see me and observed that I do live here as my principal residence — I know this sounds surreal but here is what they swore under oath today. You can google the case with license #ADO-

Flavia Favali
7709 Oldchester Rd
Flavia4222@comcast.net

Blessings, Flavia

Name

email

date

PA

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pg 5 of 1

December 9, 2024

Dear Friend, Family Member, Acquaintance, contractor, etc .

Jil

mi^Å.C^{n1A}

Flavia Favali

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Blessings, Flavia

Name	email	date
Singlis n SAUCOATS	Bruce	Feb 16 th
Jody Downey	jdowney@col.com	
Jen Pierce	pie.jpp@gmail.com	
Suzanne Vaughn	Suz Vaughn 2@ gmail.com	
Patty Tiler	PattyAT79@col.com	
Teresa Scobille	tscobille55@gmail.com	

December 9, 2024

Dear Friend, Family Member, Acquaintance, contractor, etc

Today I had the pleasure of participating in a virtual zoom with the County of

RLIVSc

Alchamara

Montgomery, that
approved the
construction of my adu

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Flavia4222@comcast.net

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Blessings, Flavia

Name

email

date

Joy C. Conrad	Joy-Conrad@yahoo.com	2/9/25
Suzanne Vaugan	suz.vaugan2@gmail.com	2/9/25
James Cyr	James.Cyr@outlook.com	2/10/25
Donna Moskau	Vermia1501@gmail.com	2/11/25
James Cyr	James.Cyr@gmail.com	2/11/25
Suzanne Vaugan		2/14/2025
Linda Perkins		2/18/2025
DAVID MOSKAUS	dmoskaus@gmail.com	2/26/25

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LIC
photo

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Regional Brunches

February 16th

Strong winds and snow are keeping us off the Bay, but Regional Brunches are here to shoo those winter blues away!

Regional Brunches give you an opportunity to have a casual brunch in a member's home. It's a good time to meet skippers and crew from your area that you might sail with next year. This is not a speakers' event.

This is how it works: Consult the list below, then email or phone the host of the location that you would like to attend.

Arrive at 11:00am, or another agreed time, with the prearranged food or drink to share. Each participant will contribute \$10.00 at the door to cover the costs the host has incurred, such as paper goods, beverages, etc.

There is no online sign-up for this event. Please RSVP directly to the host by email.

So far, there are regional brunches in Annapolis; Newark, Delaware; and in Anna Maria Island (Bradenton Beach), FL. We hope to add more locations in Maryland, Virginia, and Washington DC, but we need hosts.

If you are interested in hosting a Regional Brunch, please contact the Coordinator Suzanne Vaughn at suzyvaughan2@gmail.com Pg. 7. Brunch Locations:

Annapolis, MD
Shirley & George Hollendursky
20 Guests
shirleybbrooks@yahoo.com

Bethesda, MD
Flavia Favali, 20
Guests
flavia4222@comcast.net

Newark, DE
Chuck & Julie Fort, 18 Guests
Saillrn@comcast.net

Bradenton, FL
Molly Harrison & Ned
Schwartz 12 Guests
mollyned@verizon.net

Training in CPRIAED &

First Aid for Mariners

By Joan Tannen
Safety Chair

Back by popular demand on Saturday, March 8th, we are holding this important training session before the season begins to help us learn these important skills. The Annapolis Fire Department emergency medical personnel will conduct this hands-on class on CPR (cardiopulmonary resuscitation), the use of the Automated External Defibrillator (AED), and first aid with a special focus on mariners. The training will be held at the Taylor Avenue Fire Station in Annapolis.

Because SOS recognizes the value of this American Heart Association certified training, the club pays half the cost. Whether you are learning these techniques for the first time, or recertifying, there is always more to learn. Recommended procedures are always being updated.

Certifications are valid for two years. The class will start at 9:00am and run to approximately 3:00pm. Your cost is \$58.00, which includes coffee and a light breakfast, as well as lunch. Be sure to sign up early because we need to limit attendance. The deadline for registration is March 1. If you have any questions, please contact Joan Tannen, SOS Safety Chair, at jtkeuka@gmail.com See Pg. 8.

No March Brunch

Please note there is no Brunch in March. It has been moved to April 6th, the day after Spring Training.

The April 6th Brunch will include:

- Two Board Awards will be presented
- Presentation of the winners of the Photo Contest
- 2024 SOS Photo Retrospective

The Spring General
Membership Meeting

Cruising Corner

By Laura Keough
Cruising Co-Chair

It won't be long until Spring and the start of our cruising season! This year we are introducing a new Blue Lips cruise and extending the season into November. Look for the cruising schedule to be printed in the March Whisker Pole.

The Cruising Kick-Off meeting is by invitation only and will be held on April 26 (mark your calendars) at the Galesville Memorial Hall. It will be

open to all Skippers, First Mates, and our valuable Cruising Coordinators. You will receive an invitation to the event. The Kick-Off will feature coordinator training, a Skippers' meeting, food, and a happy hour.

If you are interested in *becoming a cruise coordinator (both weekend and day sails), please contact Linda Casucci casuccilj@gmail.com to volunteer.

Comments and suggestions are always welcome. Contact Cruising Co-Chairs: Dana Stoffregen, stoffregendana@aol.com or

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Laura Keough,
laurasan2@yahoo.com

Fireside Chats



Fireside Chats are at member's home. The evening starts with socializing and drinks, then dinner is served. After dinner, the program begins.

February 8th FSC will be in Arnold, MD. Heide Harper, Susan Zevin, et al. will share stories of their travel to Portugal, Africa, and Beyond.

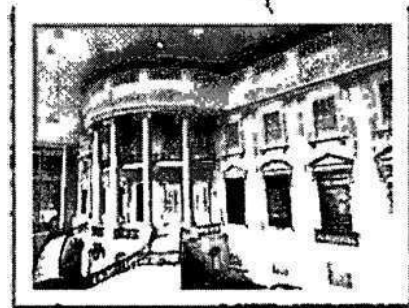
February 23rd FSC will be in Rockville, MD with Jean-Pierre Plé, whose background is in international ocean affairs and diplomacy, will highlight current issues involving international conservation and management of ocean resources.

Two more FSCs are scheduled on March 8th and 22nd. See Pg. 8, 9.

February-March 2025

6 Tour of The People's House, Tuesday, February 11, 1 pm, 1700 Pennsylvania Avenue, NW

Join the BMAV travel group on a tour of The People's House, which offers a cutting-edge museum experience that tells the story of the Executive Mansion, its inhabitants and the people who have dedicated their careers to its functions. The tour includes a private 30-minute topic-focused experience in the state-of-the-art classroom. Cost: \$20 after registering with Stephanie Sutton. We will go by Metro at 11:45 am. The classroom session at 1 pm will be followed by a self-guided tour of the general exhibit.

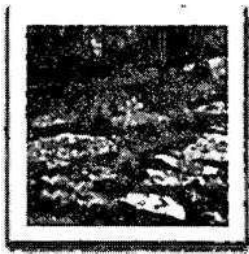


Congressman Jamie Raskin, Thursday, February 13, 7 pm. Greater Stonegate Village has invited all area villages to join Congressman Raskin on Zoom where he will speak about the current administration and what he will be doing for the rest of his term. Raskin proudly represents Maryland's 8th Congressional District in the U.S. House of Representatives. He was chosen by the Democratic Caucus to be the Ranking Member of the House Committee on Oversight and Accountability in the 118th Congress. During his prior terms in Congress, Rep. Raskin served on the House Judiciary Committee, the Committee on House Administration, the Rules Committee

O and the Select Subcommittee on the Coronavirus Crisis. Rep. Raskin was appointed as the lead

impeachment manager in the second impeachment trial of former president Donald Trump in 2021 and later served on the Select Committee to Investigate the January 6th Attack on the United States Capitol. Prior to his service in Congress, Rep. Raskin was a three-term State Senator in Maryland, where he also served as the Senate Majority Whip. He was also a professor of constitutional law at American University/ s Washington College of Law for more than 25 years. He has authored several books, including the Washington Post best-seller Overruling Democracy: The Supreme Court versus the American People, the highly acclaimed We the Students: Supreme Court Cases for and About America's Students, and the New York Times #1 best-seller Unthinkable: Trauma, Truth and the Trials of American Democracy. Register [here](#) for link.

Practical tools or design resilient landscapes Friday, February 14, 9 am-4 pm, virtual



Interested in learning how to beautify your home garden while protecting the environment? Join Brookside Gardens online for a GreenScapes symposium, made up of four lectures that focus on creating sustainable gardens resilient to climate change. Experts will present plant combinations and design layouts that manage water runoff, survive droughts, and

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February-March 2025

6 support pollinators and wildlife. They will take questions during their presentation* BMAV member Flavia Favali invites members to her home to socialize and enjoy some nibbles while watching the symposium on her large TV. RSVP to [Flavia](#).

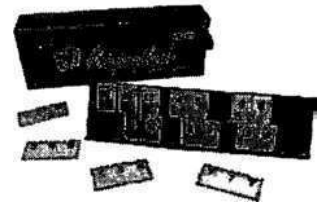
The Euro-Atlantic super powers in a new age: challenges and opportunities, Sunday, February 16, 3-4:30 pm, Battery Park Clubhouse, 7908 Glenbrook Road

Much has changed in international relations over the decades, but Russia and the US remain the main powers in the Euro-Atlantic community: The Soviet Union collapse and the introduction of new forms of technology since the end of the Cold War pose basic questions about the future of the community. BMAV members Ambassador (ret.) James F. Collins and Dr. Naomi F. Collins will discuss their decades of experience with Russia and the former Soviet Union and how much has changed since their graduate student days in 1965.

The event begins with light refreshments and socializing, followed by the presentation and Q&A. Open to BMAV members, volunteers, friends and neighbors. RSVP by February 13.

Game night, Tuesday, February 25, 4-6 pm

Join BMAV friends at Barbara Reese's home for an afternoon of games and appetizers. We will have Rummikub and cards available. Bring your favorite game to play. Street parking available. RSVP on website or to Barbara Reese.



This is getting old, and I didn't see it coming, Thursday, March 13, 3-4:30 pm, Battery Park Clubhouse, 7908 Glenbrook Road

Join us for drinks and socializing, followed by author Paul Taylor, who will talk about his forthcoming book, "This is Getting Old: A Baby Boomer at Dusk." Taylor, former reporter with The Washington Post and a resident of Battery Park, served as executive vice-president of the Pew Research Center, where he oversaw demographic, social, and generational research. He is the author of "The Next America: Boomers, Millennials, and the Looming Generational Showdown," "See How They Run" and coauthor of "The Old News Versus the New News."

Studio tour, March 19, 11 am-12 pm, Brandywine Street, NW (several blocks from the Van Ness Metro station). Join us for a studio tour in the home of well-known local artist Joan Danziger. Danziger is a sculptor who creates works in a phantasmagorical world populated by animals, nature and myth, drawing on her fascination with dream imagery and metamorphosis. She is

preparing for a retrospective exhibition of her works at the Katzen Museum next year.

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Flavia4222@comcast.net
December 9, 2024

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Blessings, Flavia

Name	email	date
Jeanie Blomquist	jea.nieplmguist@-aol.cm	March 1 st Christ Life Dinner
Jay Blomquist	jay@bankstarmortgage.com	
Jack Singleton	jack@singletonelectric.com	
Marty Singleton	shoppingmarty@yahool.com	
Della Couste	adelelpc@gmail.com	



Flavla Favali <flavia4222@comcast.net> 3/21/2025 2:21 PM

Q Fwd: tray of lasagna, bread and desse s are on top shelf of fridge....help yourself!!!!

To jeanieblomquist@aol.com <jeanieblomquist@aol.com> jack@singletonelectric.com
<jack@singletonelectric.com> • Marty Singl ton <shoppingmarty@yahoo.com> • adelelpc@gmail.com
<adelelpc@gmail.com> • <jay@bancstarmortgage.com>