



Re: Notice of Public Hearing - ADO 26-03; Caressa Bennett et al. Objection to ADU License No. 157919 (My Exhibits)

From Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>

Date Thu 12/18/2025 9:56 AM

To Bennet, Carri <Carri.Bennet@wbd-us.com>; Evan Goitein <evan@goiteinrosa.com>; Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>

Cc Flavia Favali <flavia4222@comcast.net>; david@istreetadvocates.com <david@istreetadvocates.com>; kenneth.mack@gmail.com <kenneth.mack@gmail.com>; georgiajaitly@gmail.com <georgiajaitly@gmail.com>; Daniel Chappell <dpchappell@gmail.com>; alexandrefinkel@gmail.com <alexandrefinkel@gmail.com>; britlangmalek@gmail.com <britlangmalek@gmail.com>; Bouma, Clifton <Clifton.Bouma@montgomerycountymd.gov>; Howley, Thomas "Tom" <Thomas.Howley@montgomerycountymd.gov>; Johnson, David <David.Johnson@montgomerycountymd.gov>; greg friedman <friedman.g@gmail.com>

 1 attachment (165 KB)

ADO 26-03 Corrected Hearing Notice 12-18-25.pdf;

Attached here is the corrected version of the Notice of Public Hearing. I will make it a new exhibit and publish it on the website.

Best,



Jony Alexander Guisao-Ospina
Administrative Specialist I
Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, MD 20850
Work 240-777-6661

From: Bennet, Carri <Carri.Bennet@wbd-us.com>

Sent: Thursday, December 18, 2025 9:32 AM

To: Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Evan Goitein <evan@goiteinrosa.com>; Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>

Cc: Flavia Favali <flavia4222@comcast.net>; david@istreetadvocates.com <david@istreetadvocates.com>; kenneth.mack@gmail.com <kenneth.mack@gmail.com>; georgiajaitly@gmail.com <georgiajaitly@gmail.com>; Daniel Chappell <dpchappell@gmail.com>; alexandrefinkel@gmail.com <alexandrefinkel@gmail.com>; britlangmalek@gmail.com <britlangmalek@gmail.com>; Bouma, Clifton <Clifton.Bouma@montgomerycountymd.gov>; Howley, Thomas "Tom"

<Thomas.Howley@montgomerycountymd.gov>; Johnson, David <David.Johnson@montgomerycountymd.gov>; greg friedman <friedman.g@gmail.com>; Evan Goitein <evan@goiteinrosa.com>

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[EXTERNAL EMAIL]

All,

In prepping for the hearing tomorrow, I just noticed that the Hearing Notice specified my property as being the subject property (7705 Oldchester) for the hearing instead of Flavia's address (7709 Oldchester). This should be corrected for the official record.

From: Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>

Sent: Thursday, December 18, 2025 9:05 AM

To: Evan Goitein <evan@goiteinrosa.com>; Bennet, Carri <Carri.Bennet@wbd-us.com>; Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>

Cc: Flavia Favali <flavia4222@comcast.net>; david@istreetadvocates.com; kenneth.mack@gmail.com; georgijaitly@gmail.com; Daniel Chappell <dpchappell@gmail.com>; alexandrefinkel@gmail.com; britlangmalek@gmail.com; Bouma, Clifton <Clifton.Bouma@montgomerycountymd.gov>; Howley, Thomas "Tom" <Thomas.Howley@montgomerycountymd.gov>; Johnson, David <David.Johnson@montgomerycountymd.gov>; greg friedman <friedman.g@gmail.com>

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External (jony.guisao@montgomerycountymd.gov)

[Report This Email](#) [FAQ](#)

Received and published on our website, thank you.

Best,



Jony Alexander Guisao-Ospina
Administrative Specialist I
Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, MD 20850
Work 240-777-6661

From: Evan Goitein <evan@goiteinrosa.com>

Sent: Wednesday, December 17, 2025 4:49 PM

To: Bennet, Carri <Carri.Bennet@wbd-us.com>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>

Cc: Flavia Favali <flavia4222@comcast.net>; david@istreetadvocates.com <david@istreetadvocates.com>; kenneth.mack@gmail.com <kenneth.mack@gmail.com>; georgijaitly@gmail.com <georgijaitly@gmail.com>; Daniel Chappell <dpchappell@gmail.com>; alexandrefinkel@gmail.com <alexandrefinkel@gmail.com>

britlangmalek@gmail.com <britlangmalek@gmail.com>; Bouma, Clifton
<Clifton.Bouma@montgomerycountymd.gov>; Howley, Thomas "Tom"
<Thomas.Howley@montgomerycountymd.gov>; Johnson, David <David.Johnson@montgomerycountymd.gov>;
greg friedman <friedman.g@gmail.com>
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(My Exhibits)

Some people who received this message don't often get email from
evan@goiteinrosa.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Good afternoon,

Attached please find Exhibit 1 submitted on behalf of Mr. Mack.

Evan V. Goitein

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From: Bennet, Carri <Carri.Bennet@wbd-us.com>
Sent: Wednesday, December 17, 2025 4:40 PM
To: Guisao-Ospina, Jony <jony.guisao@montgomerycountymd.gov>; Robeson Hannan, Lynn
<lynn.robesonhannan@montgomerycountymd.gov>; Johnson, Nana
<nana.johnson@montgomerycountymd.gov>
Cc: Flavia Favali <flavia4222@comcast.net>; david@istreetadvocates.com; kenneth.mack@gmail.com;
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<Thomas.Howley@montgomerycountymd.gov>; Johnson, David <David.Johnson@montgomerycountymd.gov>;
greg friedman <friedman.g@gmail.com>; Evan Goitein <evan@goiteinrosa.com>
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Jony/Nana,

Please see attached my Exhibit 11 titled Invasion of Privacy to be included with my other exhibits. Let me know if there is any issue with the file or uploading it to the website for inclusion in Friday's hearing.

Best,

Carri

From: Bennet, Carri <Carri.Bennet@wbd-us.com>
Sent: Tuesday, December 16, 2025 12:36 PM
To: Guisao-Ospina, Jony <jony.guisao@montgomerycountymd.gov>; Robeson Hannan, Lynn <lynn.robesonhannan@montgomerycountymd.gov>; Johnson, Nana <nana.johnson@montgomerycountymd.gov>
Cc: Flavia Favali <flavia4222@comcast.net>; david@istreetadvocates.com; kenneth.mack@gmail.com; georgiajaitly@gmail.com; Daniel Chappell <dpchappell@gmail.com>; alexandrefinkel@gmail.com; britlangmalek@gmail.com; Bouma, Clifton <clifton.bouma@montgomerycountymd.gov>; Howley, Thomas "Tom" <Thomas.Howley@montgomerycountymd.gov>; Johnson, David <David.Johnson@montgomerycountymd.gov>
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Jony/Nana,

My apologies to all. Exhibit 1 is the same as Exhibit 10. Please use the court decision as Exhibit 1 (attached). The transcript of the hearing is my Exhibit 10. My assistant caught my mistake when she was putting my binder together for the hearing.

This email is sent for and on behalf of Womble Bond Dickinson (US) LLP. Womble Bond Dickinson (US) LLP is a member of Womble Bond Dickinson (International) Limited, which consists of independent and autonomous law firms providing services in the US, the UK, and elsewhere around the world. Each Womble Bond Dickinson entity is a separate legal entity and is not responsible for the acts or omissions of, nor can bind or obligate, another Womble Bond Dickinson entity. Womble Bond Dickinson (International) Limited does not practice law. Please see www.womblebond Dickinson.com/us/legal-notice for further details.

From: Bennet, Carri
Sent: Tuesday, December 16, 2025 9:44 AM
To: Guisao-Ospina, Jony <jony.guisao@montgomerycountymd.gov>; Robeson Hannan, Lynn <lynn.robesonhannan@montgomerycountymd.gov>; Johnson, Nana <nana.johnson@montgomerycountymd.gov>
Cc: Flavia Favali <flavia4222@comcast.net>; david@istreetadvocates.com; kenneth.mack@gmail.com; georgiajaitly@gmail.com; Daniel Chappell <dpchappell@gmail.com>; alexandrefinkel@gmail.com; britlangmalek@gmail.com; Bouma, Clifton <clifton.bouma@montgomerycountymd.gov>; Howley, Thomas "Tom" <Thomas.Howley@montgomerycountymd.gov>; Johnson, David <David.Johnson@montgomerycountymd.gov>
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Jony,

Attached are my Exhibits for the hearing. Flavia says she has retained counsel, but I have not seen an appearance entered by her counsel so am sending to her and the other objectors and neighbors as well as the OZAH folks. Let me know if you cannot access any of the documents. I am not represented by counsel. Also, I still cannot access Flavia's exhibits online. My email account will not accept extremely large attachments so hopefully we can get access to her exhibits prior to the hearing on Friday.

Exhibit 1 Judge Cho's Decision on the Appeal filed by Flavia
Exhibit 2 OZAH Inspection Report noting parking issues
Exhibit 3 Chapter 9 of the Zoning statutes with relevant section highlighted
Exhibit 4 Second HE Decision (ADO 25-02) Kathleen Byrne presiding

Exhibit 5 Excerpts of the transcripts in prior OZAH hearings where Flavia contradicts herself in her sworn testimony

Exhibit 6 First HE Decision (ADO 23-06) Lynn Robeson Hannan presiding

Exhibit 7 Transcript from OZAH Hearing #2 (ADO 25-02)

Exhibit 8 Photos of Flavia's two homes showing proximity to one another

Exhibit 9 Transcript from OZAH Hearing #1 (ADO 23-06)

Exhibit 10 Transcript from Appeal (Judge Cho)

Best,

Carri

Carri Bennet

She/Her

Partner

Womble Bond Dickinson (US) LLP

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