

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 am.

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 10/14/2025, regarding Accessory Dwelling Unit (ADU) License Application No. 157919, filed on 10/14/2025 N/A.

License Applicant: Flavia First Name Middle Initial Last Name Favalì

Address: 7709 Oldchester Rd. Bethesda 20817  
Street City & Zip Code Telephone No.

E-mail Address

Housing Code Case No. 194617

Objector: Kenneth E. Mack  
First Name Middle Initial Last Name

Address: 7702 Oldchester Rd Bethesda 20817 202-379-5953  
Street City & Zip Code Telephone No.

kenneth.mack@gmail.com  
E-mail Address

Proposed Use (Check one):

( ) Attached Accessory Dwelling Unit

(X) Detached Accessory Dwelling Unit

Description of Property for Proposed Use:

Address: 7703 Oldchester Rd Bethesda, MD 20817 202-379-5953 R.M.

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 "patio."

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

☒ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Favalì, Flavia Maria Revocable 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 ADO-25-02(2024),

Favalì vs. OZAH C-15-CV-25-000613 (appeal); and OZAH Case No ADO-23-06 (2023).

Basis for Objection (attach additional sheets as needed):

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; owners in process of building patio/parking area without permit.

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

Signature of Attorney - (Please print next to signature)

Kenneth E. Mack Kenneth E. Mack  
Signature of Objector(s) - (Print next to signature)

Address of Attorney

Attorney's E-mail Address

Telephone Number

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License Applicant: FLAVIA FAVALI  
First Name Middle Initial Last Name  
Address: 7709 OLD CHESTER RD BETHESDA, MD 20817 N/A  
Street City & Zip Code Telephone No.  
N/A  
E-mail Address:

Objector: DAVID R GOODFRIEND  
First Name Middle Initial Last Name  
Address: 7713 OLD CHESTER RD BETHESDA, MD 20817 301-320-6922  
Street City & Zip Code Telephone No.  
david@istreetadvocates.com  
E-mail Address

Proposed Use (Check one):

( ) Attached Accessory Dwelling Unit

(X) Detached Accessory Dwelling Unit

Description of Property for Proposed Use:

Address: 7709 OLD CHESTER RD 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 2 PARKING SPACES IN FRONT OF HOUSE, OWNER ATTEMPTED TO CREATE SPACES IN FRONT YARD W/O PERMIT. OWNER REFERS TO THIS AS A "PATIO"

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 FAVALI, FLAVIA MARIA REVOCABLE 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 PRO-23-66 FAVALI v. OZAH C-15-CV-25-00061

Basis for Objection (attach additional sheets as needed):

HOUSE IS A MULTI-DWELLING PROPERTY WITH SHORT-TERM RENTERS, NOT ENOUGH PARKING FOR TENANTS, OWNER IS ADDING ADU AND PARKING IN LAWN

I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

Signature of Attorney - (Please print next to signature)

Signature of Objector(s) (Print next to signature)

Address of Attorney

Attorney's E-mail Address

Telephone Number