



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

From Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>

Date Fri 12/19/2025 9:29 AM

To Bennet, Carri <Carri.Bennet@wbd-us.com>

It was included as Exhibit-12-k

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

Sent: Friday, December 19, 2025 9:18 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>

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

[EXTERNAL EMAIL]

All,

I just noticed that one of my submitted exhibits was deleted. It is the Court Order denying Flavia Favali's appeal and it is attached. There is a court order and the transcript from the appeal. Both were timely submitted but only the transcript is listed. I had inadvertently had the transcript as 2 exhibits and caught the mistake and then timely sent in the Court decision. The Order (one page) is attached.

From: Bennet, Carri

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; 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>; greg friedman <friedman.g@gmail.com>; evan@goiteinrosa.com

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

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; 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>; greg friedman <friedman.g@gmail.com>
Subject: Re: Notice of Public Hearing - ADO 26-03; Caressa Bennett et al. Objection to ADU License No. 157919 (My Exhibits)

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>; 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>

Subject: RE: Notice of Public Hearing - ADO 26-03; Caressa Bennett et al. Objection to ADU License No. 157919 (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

GOITEIN | ROSA, LLC
4550 Montgomery Ave., Suite 760N
Bethesda, MD 20814
(301) 951-1555 (main)
(301) 323-8272 (direct)
(301) 576-5131 (fax)
www.goiteinrosa.com



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; 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>; greg friedman <friedman.g@gmail.com>; Evan Goitein <evan@goiteinrosa.com>
Subject: RE: Notice of Public Hearing - ADO 26-03; Caressa Bennett et al. Objection to ADU License No. 157919 (My Exhibits)

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

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

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

d: [202-857-4519](tel:202-857-4519)

m: [240-604-7239](tel:240-604-7239)

e: Carri.Bennet@wbd-us.com

2001 K Street, NW

Suite 400 South

Washington, DC 20006



womblebond dickinson.com

