

**From:** [Robeson Hannan, Lynn](#)  
**To:** [greg.friedman](#); [Flavia Favali](#)  
**Cc:** [Johnson, Nana](#); [Evan Goitein](#); [carri.bennet@wbd-us.com](#); [kenneth.mack@gmail.com](#); [Guisao-Ospina, Jony](#)  
**Subject:** Re: [Records Center] Police Incident Report Request :: R118554-122825  
**Date:** Tuesday, January 13, 2026 1:02:32 PM

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Mr. Friedman, I understand your request, but the County Code requires us to place any and all *ex parte* communications into the record. *Montgomery County Code*, 19A-15. For that reason, Ms. Favali's email, your email to me, and my response will be placed in the record. It will also be posted on OZAH's website and those objecting will have an opportunity to respond.

I believe that the Mr. [REDACTED] name is already in the transcript, which will be posted on the website.

If you wish to prevent this from happening in the future, please advise your client that all communications to OZAH should go through you. Right now, the record is closed for any additional evidence other than the written closing statements and the arguments on the definition of primary residence unless I have any additional questions based on my review of the case. As this was *ex parte*, however, I must disclose it for the record.

For those objecting, you have the opportunity to respond either in your written closing, or if you wish to re-convene a hearing for the opportunity to cross-examine Ms. Favali, please advise. Any response will be placed in the record.

Lynn Robeson Hannan  
Hearing Examiner

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**From:** Greg Friedman <[friedman.g@gmail.com](mailto:friedman.g@gmail.com)>  
**Sent:** Tuesday, January 13, 2026 12:17 PM  
**To:** Flavia Favali <[flavia4222@comcast.net](mailto:flavia4222@comcast.net)>  
**Cc:** Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; Robeson Hannan, Lynn <[Lynn.RobesonHannan@montgomerycountymd.gov](mailto:Lynn.RobesonHannan@montgomerycountymd.gov)>  
**Subject:** Re: [Records Center] Police Incident Report Request :: R118554-122825

**[EXTERNAL EMAIL]**

Ms. Roberson Hannan and Ms. Johnson,

Please note the withdrawal of Ms. Favali's below communication. We do not wish that it become part of the record. As Ms. Favali's intention was to minimize any negative attention drawn to her tenant -- who satisfied his well-check and promptly was returned home -- it

Exhibit 29  
OZAH Case No: ADO 26-03

would have defeated her altruistic intentions if she had circulated it to all objectors and counsel. However as any ex parte communication is inappropriate, I respectfully request that her email as well as this one from me, be disregarded.

Thank you for your consideration of this request.

**Greg Friedman**  
**53 Old Orchard Ave.**  
**Ocean View DE 19970**  
**Phone (301) 455-4734**

**Law Office of Greg S. Friedman**  
**6216 Mazwood Road**  
**Rockville MD 20852-3528**

*Licensed to Practice Law in Maryland*

On Tue, Jan 13, 2026, 11:35 AM Flavia Favali <[flavia4222@comcast.net](mailto:flavia4222@comcast.net)> wrote:

Goodmorning Ms. Robeson Hannan:

At the risk of upsetting the applecart, I am forwarding the email chain from our last hearing on December 19, 2025.

I, Jeff and Rose were not at the house the night of our police incident, but I did try as a landlord to figure out the nature of the criminal activity surrounding my house, and then as a retired professional who not only adopted three children with emotional disturbance (ed) from Montgomery County Social Services (you heard Veronica testify) and then went back for an addictions certificate in my late 50's since most of the population I was serving at Blandensburg High not only were diagnosed with ed but also suffered from addictions. My paradigm has become one of "cherished belonging" to quote one of my many mentors - to help us imagine a village that transcends tribe.

I realize the transcript is coming out soon but hoping/praying that his name might be erased - I wanted to show yesterday that yes as a landlord I am on point in my care, as a citizen who lives on Old Chester Rd I want to incur no criminal activity.

Respectfully, flavia

On 01/02/2026 2:53 PM EST Flavia Favali <[flavia4222@comcast.net](mailto:flavia4222@comcast.net)> wrote:

Good afternoon:

Thanks for your timely response!

i do NOT know the date...the whole story...i have been renting my house for years, one young man, [REDACTED] has been living in my house for YEARS on a monthly lease. From another housemate i heard that he had a "house check or wellness check" AFTER i heard 9 objectors who do NOT want me to build my little adu in my backyard say that i have "criminal activity" in my house and that is evident by over 4

police cars at my house several weeks ago and he leaving in handcuffs. (he came back that night) From another roomer (who has also been there for years) that Steph told his coworker that he was not doing good (this is the holidays and MANY people have trouble) so he told his boss, who called you and you did a house check - which i am SOOO grateful for!!!! - i even made sure he attended my new year's party and celebrated with my sailboat friends.....however you can blot his name out on the report...i just want to show my objectors/neighbors that i do NOT participate nor does ANYONE in my house participate in criminal activity. I am also copying one of the administrative assistants (who is working tirelessly on this case-i want to make sure that Steph is taken care of but i also want to show that there is NO criminal activity in my house....Thanks so much - and I could ask Steph for the date - but i am a member of St. Bartholomew Church and we have a WONDERFUL ministry called "**Steph** Ministry is a one-to-one lay caring ministry to help those who are struggling with isolation, grief, stress, financial strain, and other life challenges.

- [See our website here.](#)

Trained **Steph** Ministers offer high-quality, confidential, Christ-centered care to people who are going through tough times

Our **Steph** Ministers are ready to bring God's love and care into your life! They will listen, care, encourage, pray with and for you, and provide weekly support for you as long as your need persists. Please see our flyer [here](#).

If you are unable to meet face-to-face for health concerns or other reasons, we can support you with telephone calls, FaceTime, email, Zoom, etc.

If you or someone you know might benefit from receiving care from a **Steph** Minister, please contact the parish office, **301-229-7933**."

which I am working on getting him into.....honestly if you live in my basement for years, i would need a wellness check also....THANKS in advance for your concern and hopefully help

I have another hearing on the 12th of January - you can find FULL access just by typing my address, my name, etc.

flavia favali, owner  
7709 old chester rd  
bethesda, md  
301-320-4458h

301-277-4273o  
202-494-2950c

On 12/31/2025 11:31 AM EST MCPD Records Request  
<[montgomerycountymd@govqa.us](mailto:montgomerycountymd@govqa.us)> wrote:

--- Please respond above this line ---



## Montgomery County Police Records

RE: MONTGOMERY COUNTY PUBLIC RECORDS  
REQUEST of December 28, 2025, Reference # R118554-  
122825

Dear flavia favali,

The Montgomery County Police Department received a public information request from you on December 28, 2025. Your request mentioned:

**"Hello, I am the owner of 7709 Old Chester Rd, Bethesda, and last week I was having a hearing requesting an Accessory Dwelling Unit and my neighbors said that my house was unsafe because there were several police cars there last week. Could you please send the incident report of what happened, Thank you Flavia Favali"**

This letter is to clarify the information you are requesting from the Montgomery County Police Department:

***Please provide exact incident date to assist in locating the requested record.***

If you would like for the Montgomery County Police Department to proceed with your public information request, please provide the above clarifications within ten (10) business days from 12/31/2025. Otherwise, the Montgomery County Police Department will consider your request withdrawn.

You may provide a response to the Montgomery County Police Department by any of the following methods:

1. by responding to this email

Upon receipt of your timely clarification, the Montgomery County Police Department will further respond to your Public Information Act Request as required by law, including providing you with an estimate of costs associated with producing the requested records.

If you have any questions, please contact my office at 240-773-5330.

Thank you for contacting Montgomery County. We are proud to serve our community.

Sincerely,

Timothy Cosgrove15.  
Contractor  
Records Management

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To monitor the progress or update this request please log into the [Public Records Center](#)

