



RE: OZAH Case 26-03, Bennet Objection to License 157919

From Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>

Date Thu 3/26/2026 9:52 AM

To greg friedman <friedman.g@gmail.com>; Bennet, Carri <Carri.Bennet@wbd-us.com>

Cc Evan Goitein <evan@goiteinrosa.com>; kenneth.mack@gmail.com <kenneth.mack@gmail.com>;
flavia4222@comcast.net <flavia4222@comcast.net>; Johnson, Nana
<Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony
<Jony.Guisao@montgomerycountymd.gov>

Good morning, all. I am not going to admit it into the record because it is too far afield to be relevant to this case.

Montgomery County has and continues to address a policy relating to housing in legislation and other items, which is incorporated into the ADU legislation.

From: Greg Friedman <friedman.g@gmail.com>

Sent: Wednesday, March 25, 2026 4:37 PM

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

Cc: Evan Goitein <evan@goiteinrosa.com>; Robeson Hannan, Lynn
<Lynn.RobesonHannan@montgomerycountymd.gov>; kenneth.mack@gmail.com; flavia4222@comcast.net;
Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony
<Jony.Guisao@montgomerycountymd.gov>

Subject: Re: OZAH Case 26-03, Bennet Objection to License 157919

[EXTERNAL EMAIL]

Evan, please feel free to use my Washington Post credentials provided earlier.

As I stated in my initial email today,, the article presents context demonstrating a trend across the nation. Although the reporter cited specific examples in Portland, she also mentioned legislative changes in other jurisdictions. The article is not decisive of our case -- which involves only issues of parking and primary residency -- but it clearly is relevant to the Montgomery County Council's efforts to promote moderate income housing. I submit that OZAH and the Circuit Court can only benefit from having a more complete picture of national legislative trends in urban and suburban communities, including the role of accessory dwelling units in such policies.

Whatever the ruling by the Hearing Examiner, I respectfully suggest that as you each have expressed interest in accessory dwelling units, you presumably will find the article to be of personal interest.

--- Greg

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On Wed, Mar 25, 2026 at 4:20 PM Bennet, Carri <Carri.Bennet@wbd-us.com> wrote:

I was able to access it and read it and do not see its relevance to our case so I echo that objection.

Carri Bennet

She/Her

Partner

Womble Bond Dickinson (US) LLP

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From: Evan Goitein <evan@goiteinrosa.com>

Sent: Wednesday, March 25, 2026 4:09 PM

To: Greg Friedman <friedman.g@gmail.com>; Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>

Cc: Bennet, Carri <Carri.Bennet@wbd-us.com>; kenneth.mack@gmail.com; flavia4222@comcast.net; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>

Subject: RE: OZAH Case 26-03, Bennet Objection to License 157919

External (evan@goiteinrosa.com)

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I was not able to access the link, but from what I could tell it was related to an article about housing in Portland, so I would object based on relevancy.

From: Greg Friedman <friedman.g@gmail.com>
Sent: Wednesday, March 25, 2026 2:37 PM
To: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>
Cc: Evan Goitein <evan@goiteinrosa.com>; Bennet, Carri <Carri.Bennet@wbd-us.com>;
kenneth.mack@gmail.com; flavia4222@comcast.net; Johnson, Nana
<Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony
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Thank you all for your patience while I worked to figure this out.

This appears to be the "gift" link. [.https://wapo.st/4sDN3gC](https://wapo.st/4sDN3gC)

Please let me know if you have any difficulty accessing the article

-- Greg

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On Wed, Mar 25, 2026 at 2:01 PM Robeson Hannan, Lynn
<Lynn.RobesonHannan@montgomerycountymd.gov> wrote:

I have been unable to download this article from the website. Most newspapers give the ability to gift an article. Try using that. I do not want to use your personal log-in information.

Assuming that we can get an accurate copy of the article, does anyone have an objection to re-opening the record to receive it?

From: Greg Friedman <friedman.g@gmail.com>
Sent: Wednesday, March 25, 2026 1:45 PM
To: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>
Cc: Evan Goitein <evan@goiteinrosa.com>; Bennet, Carri <Carri.Bennet@wbd-us.com>;
kenneth.mack@gmail.com; flavia4222@comcast.net; Johnson, Nana
<Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony
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[EXTERNAL EMAIL]

Ms. Robeson-Hannah,

As the Washington Post article was referenced in my rebuttal,, I assumed it already was part of the record; but I acknowledge that I should not have assumed that all parties had access to [WAPo.com](https://www.wapo.com) I believe this article provides some context on the evolving attitude

toward ADUs and similar housing alternatives nationwide. I had not intended to request that to have the record reopened, but in view of your email, I do make such request..

I was unable to make a serviceable copy of the article; however, I am able to provide the link: <https://www.washingtonpost.com/business/2026/03/18/portland-housing-infill-ratio-duplexes/>

If anyone has difficulty logging in, please feel free to use my credentials friedman.g@gmail.com Password: Elliehh4

Greg Friedman

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On Wed, Mar 25, 2026 at 1:12 PM Robeson Hannan, Lynn
<Lynn.RobesonHannan@montgomerycountymd.gov> wrote:

Mr. Friedman, the record is closed. Are you requesting that I re-open the record to admit this email? I do not have a subscription to the *Post*. Are you going to provide the article as well so the parties and any appellate court has an opportunity to review it?

From: Greg Friedman <friedman.g@gmail.com>
Sent: Wednesday, March 25, 2026 11:13 AM
To: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>
Cc: Evan Goitein <evan@goiteinrosa.com>; Bennet, Carri <Carri.Bennet@wbd-us.com>; kenneth.mack@gmail.com; flavia4222@comcast.net; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>
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[EXTERNAL EMAIL]

Undersigned counsel filed the Applicant's Rebuttal Memorandum on March 19, 2026. The memorandum made reference to an article in Washington Post Online. The article was published in the March 22, 2026 print edition at Page B7.

Greg Friedman

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