

ADO 26-03

ADU LICENSE #157919

OBJECTION TO DHCA DECISION REGARDING ACCESSORY DWELLING UNIT (ADU)

BY CARESSA BENNET ET AL

FLAVIA FAVALI

7709 OLDCHESTER RD

BETHESDA, MD 20817

EXHIBIT LIST

1. Objection Application by Caressa Bennet
 - a. Objection Applications from other Neighbors
2. Preliminary Inspection Report
3. Stamped Parking
4. Stamped Updated Floorplan
5. ADU Application Acceptance Letter
6. Proof of Residence of the ADU Applicant
7. Parking Pictures
8. 11/18/25- Email Exchange Jony and parties; Re: Scheduling Hearing Date
9. Director's Report on Findings
10. Exhibits submitted by Flavia Favali
 - a. Part 1
 - b. Part 2
 - c. Part 3
 - d. Part 4
 - e. Part 5
 - f. Part 6
 - g. Part 7
 - h. Part 8
 - i. Part 9
 - j. Part 10
 - k. Part 11
 - l. Part 12
 - m. Part 13
 - n. Part 14
11. 12/15/2025- Email from Hearing Examiner to DHCA Inspector; Re: Clarification on Report
12. 12/16/2025- Exhibits submitted by Caressa Bennet
 - a. Judge Cho's Decision on the Appeal filed by Flavia
 - b. OZAH Inspection Report noting parking issues

- c. Chapter 9 of the Zoning statutes with the relevant section highlighted
 - d. Second, HE Decision (ADO 25-02) Kathleen Byrne presiding
 - e. Excerpts of the transcripts in prior OZAH hearings where Flavia contradicts herself in her sworn testimony.
 - f. First, HE Decision (ADO 23-06) Lynn Robeson Hannan presiding
 - g. Transcript from OZAH Hearing #2 (ADO 25-02)
 - h. Photos of Flavia's two homes showing proximity to one another
 - i. Transcript from OZAH Hearing No. 1 (ADO 23-06)
13. Appearance Letter on Behalf of Objector Kenneth Mack
 14. Appearance Letter on Behalf of License Applicant Flavia Favali
 15. Email Exchange Between Hearing Examiner and Greg Friedman (License Applicant's Attorney)
 16. Exhibits Submitted by Evam V. Goitein on Behalf of Kenneth Mack
 - a. Flavia Favali's Tax Bills
 17. 12/18/25- Corrected Notice of Public Hearing
 18. Email Correspondence Regarding Correction of the Public Hearing Notice
 19. Email Correspondence with License Applicant Regarding Including a Missing Document
 20. Email Correspondence with Objector Caressa Bennet about including a missing document
 21. Picture Shared by DHCA Inspector David Johnson, dated 10/06/25
 22. License Applicant's Email Requesting Police Incident Report
 23. 01/07/26- Exhibit submitted by Flavia Favali
 24. 01/08/26- Email from Lynn Robeson Hannan to parties; Re: Email from Lynn Robeson Hannan to parties; Re: parties' position on the meaning of primary residence
 - a. Worksession with PHED Recommendation
 25. 01/12/26- Applicant's Memorandum Regarding Question of Residency submitted by Greg Friedman
 - a. Email from Greg Friedman submitted on 01/11/26
 26. 01/12/26- Exhibits submitted by Flavia Favali
 - a. Exhibit 1
 - b. Exhibit 2
 27. 01/13/26- Email from Flavia Favali; Re: Police Incident Report
 28. 01/13/26- Email from Greg Friedman to Hearing Examiner; Re: Strike Exhibit 27 from Record
 29. 01/13/26- Email from Lynn Robeson Hannan to Greg Friedman; Re: Exhibit 27 will be made part of the record
 30. Email Exchange between the Hearing Examiner Robeson, the Parties, and the Licensing Authorities (DHCA) Regarding the ADU Licensing Process Under 29-16 of the County Code.
 31. Email Response from the Licensing Authorities (DHCA) Regarding the ADU Licensing Process Under 29-16 of the County Code
 32. Email with DHCA's Response Regarding Additional Licensing for the License Applicant forwarded by the Hearing Examiner to All Properties
 33. Email Exchange Between The Hearing Examiner and Parties Regarding Licensed and Unlicensed Rentals on the Street (Old Chester Road)
 34. Email Responses From Objectors Regarding the Introduction of the Affidavit by the License Applicant Related to the Issue of Other Licensed ADUs on Oldchester Road
 35. Email Response From the License Applicant Regarding the Introduction of the Affidavit Related to the Issue of Other Licensed ADUs on Oldchester Road
 36. Email Response From Hearing Examiner to License Applicant Concerning Affidavit Introduction
 37. Final Email From License Applicant's Attorney to Hearing Examiner on Affidavit Decision