

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
 MONTGOMERY COUNTY GOVERNMENT
 100 MARYLAND AVENUE, ROOM 200
 ROCKVILLE, MARYLAND 20850
 (240) 777-6660

OZAH No. AAO-	_____
Date Filed	_____
Hearing Date	_____
Time	_____

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 10/09/2024, regarding Accessory Dwelling Unit (ADU) License Application No. 15/423, filed on 09/05/2024.

License Applicant: FLAVIA FAVALI
 First Name Middle Initial Last Name
 Address: 4222 Kennedy Street Hyattsville, MD 20781
 Street City & Zip Code Telephone No.
FLAVIA 4222 @ COMCAST-NEX
 E-mail Address

Objector: Roger D. Winston
 First Name Middle Initial Last Name
 Address: Oldchester Road Bethesda, MD
 Street City & Zip Code Telephone No.
goterps76@gmail.com
 E-mail Address

Proposed Use (Check one):
 Attached Accessory Dwelling Unit Detached Accessory Dwelling Unit

Description of Property for Proposed Use:
 Address: 7709 Oldchester Road Bethesda, MD 20817
 Lot: 5 Block: 6 Parcel No.: _____; Subdivision English Village
 Size of Property: (In acreage or square feet) 10,500 sq ft Current Zoning: R-90
 Number of Off-Street Parking Spaces: _____
 Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:

License Applicant's Present Legal Interest in Subject Property (Check one):
 Owner Other (describe) _____
 Owner of Property (If not License Applicant):
 Name _____ Address _____ 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. AAO 23-06

Basis for Objection (attach additional sheets as needed):
See Attached

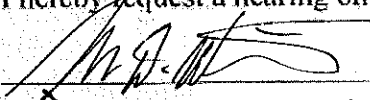
I hereby affirm that all of the statements and information contained in or filed with this Objection are true and correct.

Signature of Attorney - (Please print next to signature) _____ Signature of Objector(s) - (Print next to signature) Roger D Winston
 Address of Attorney _____ Telephone Number 202-903-9107
 Attorney's E-mail Address _____

DECLARATION OF Roger Winston

I, Roger Winston declare under penalty of perjury under the laws of the United States that I reside at 7704 Oldchester Road, in Bethesda, Maryland. I have lived at this address for years and it is my primary residence. I object to the application of Flavia Favali for an ADU license for the property located at 7709 Oldchester Road, Bethesda, MD. To the best of information, belief and knowledge, Flavia Favali does not permanently reside at 7709 Oldchester Road, Bethesda, Maryland and her application does not comply with Section 29-19 of the County Code, as well as the Zoning Ordinance requirements. She claims on her ADU application that this is her primary residence, yet her vehicle is licensed in South Carolina. I have not observed her living in the house on a regular basis and believe this is ruse to add additional rental space to the house. There are also numerous vehicles often with out of state license plates that are not registered parked in the driveway and a constant change of tenants that appear to be temporarily living at the house. It is my belief based on my observations that Ms. Favali is using the home for short term rentals to multiple tenants and that she pretends to reside there after she attempted and failed to get a permit for an ADU last year in attempt to further her attempt to build an ADU. Over the years, there has also been issues with street parking by vehicles not registered in the state of Maryland.

I hereby request a hearing on my objections.



Roger D. Winston

Executed this 2nd day of November 2024.

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MONTGOMERY COUNTY GOVERNMENT
100 MARYLAND AVENUE, ROOM 200
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License Applicant: FLAVIA FAVALI
 First Name Middle Initial Last Name
 Address: 4222 Kennedy Street Hyattsville, MD 20781
 Street City & Zip Code Telephone No.
FLAVIA 4222@COMCAST.NET
 E-mail Address

Objector: DAN P CHAPPEL
 First Name Middle Initial Last Name
 Address: 7707 Oldchester Road Bethesda, MD 301-310-2824
 Street City & Zip Code Telephone No.
DPCHAPPEL@GMAIL.COM
 E-mail Address

Proposed Use (Check one):
 Attached Accessory Dwelling Unit Detached Accessory Dwelling Unit

Description of Property for Proposed Use:
 Address: 7709 Oldchester Road Bethesda, MD 20817

Lot: 5 Block: 6 Parcel No.: _____; Subdivision English Village

Size of Property: (In acreage or square feet) 10,500 sq ft Current Zoning: R-90

Number of Off-Street Parking Spaces: _____

Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:

License Applicant's Present Legal Interest in Subject Property (Check one):
 Owner Other (describe) _____

Owner of Property (If not License Applicant):
 Name _____ Address _____ 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. AAO 23-06

Basis for Objection (attach additional sheets as needed):
See Attached

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) DAN CHAPPEL
 Address of Attorney _____ Telephone Number 301-310-2824
 Attorney's E-mail Address _____

DECLARATION OF DAN P. CHAPPEL

I, DAN CHAPPEL, declare under penalty of perjury under the laws of the United States that I reside at 7707 Oldchester Road, in Bethesda, Maryland. I have lived at this address for 5 years and it is my primary residence. I object to the application of Flavia Favali for an ADU license for the property located at 7709 Oldchester Road, Bethesda, MD. To the best of information, belief and knowledge, Flavia Favali does not permanently reside at 7709 Oldchester Road, Bethesda, Maryland and her application does not comply with Section 29-19 of the County Code, as well as the Zoning Ordinance requirements. She claims on her ADU application that this is her primary residence, yet her vehicle is licensed in South Carolina. I have not observed her living in the house on a regular basis and believe this is ruse to add additional rental space to the house. There are also numerous vehicles often with out of state license plates that are not registered parked in the driveway and a constant change of tenants that appear to be temporarily living at the house. It is my belief based on my observations that Ms. Favali is using the home for short term rentals to multiple tenants and that she pretends to reside there after she attempted and failed to get a permit for an ADU last year in attempt to further her attempt to build an ADU. Over the years, there has also been issues with street parking by vehicles not registered in the state of Maryland.

I hereby request a hearing on my objections.



DAN CHAPPEL

Executed this 2nd day of November 2024.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
MONTGOMERY COUNTY GOVERNMENT
100 MARYLAND AVENUE, ROOM 200
ROCKVILLE, MARYLAND 20850
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OZAH No. AAO-	_____
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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 10/09/2024, regarding Accessory Dwelling Unit (ADU) License Application No. 15/423, filed on 09/05/2024.

License Applicant: FLAVIA FAVALI
First Name Middle Initial Last Name
Address: 4222 Kennedy STREET Hyattsville, MD 20781
Street City & Zip Code Telephone No.
E-mail Address: FLAVIA 4222@COMCAST.NET

Objector: Kenneth E Mack
First Name Middle Initial Last Name
Address: 7709 Oldchester Road Bethesda, MD
Street City & Zip Code Telephone No.
E-mail Address: kenneth.mack@gmail.com

Proposed Use (Check one):
 Attached Accessory Dwelling Unit Detached Accessory Dwelling Unit

Description of Property for Proposed Use:
Address: 7709 Oldchester Road Bethesda, MD 20817
Lot: 5 Block: 6 Parcel No.: _____; Subdivision English Village
Size of Property: (In acreage or square feet) 10,500 sq ft Current Zoning: R-90

Number of Off-Street Parking Spaces: _____
Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:

License Applicant's Present Legal Interest in Subject Property (Check one):
 Owner Other (describe) _____

Owner of Property (If not License Applicant):
Name _____ Address _____ 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. AAO 23-06

Basis for Objection (attach additional sheets as needed):
See Attached

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) Kenneth Mack
202-379-5953
Address of Attorney _____ Telephone Number _____
Attorney's E-mail Address _____

DECLARATION OF Kenneth Mack

I, Kenneth Mack, declare under penalty of perjury under the laws of the United States that I reside at 7708 Oldchester Road, in Bethesda, Maryland. I have lived at this address for 9 years and it is my primary residence. I object to the application of Flavia Favali for an ADU license for the property located at 7709 Oldchester Road, Bethesda, MD. To the best of information, belief and knowledge, Flavia Favali does not permanently reside at 7709 Oldchester Road, Bethesda, Maryland and her application does not comply with Section 29-19 of the County Code, as well as the Zoning Ordinance requirements. She claims on her ADU application that this is her primary residence, yet her vehicle is licensed in South Carolina. I have not observed her living in the house on a regular basis and believe this is ruse to add additional rental space to the house. There are also numerous vehicles often with out of state license plates that are not registered parked in the driveway and a constant change of tenants that appear to be temporarily living at the house. It is my belief based on my observations that Ms. Favali is using the home for short term rentals to multiple tenants and that she pretends to reside there after she attempted and failed to get a permit for an ADU last year in attempt to further her attempt to build an ADU. Over the years, there has also been issues with street parking by vehicles not registered in the state of Maryland.

I hereby request a hearing on my objections.

Kenneth Mack

Kenneth Mack

Executed this 2nd day of November 2024.

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
MONTGOMERY COUNTY GOVERNMENT
100 MARYLAND AVENUE, ROOM 200
ROCKVILLE, MARYLAND 20850
(240) 777-6660**

OZAH No. AAO-_____
Date Filed _____
Hearing Date _____
Time _____

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 10/09/2024, regarding Accessory Dwelling Unit (ADU) License Application No. 151423, filed on 09/05/2024.

License Applicant: Flavia F Favali
First Name Middle Initial Last Name
 Address: 4222 Kennedy St Hyattsville MD 20781
Street City & Zip Code Telephone No.
Flavia 4222@Comcast.net
E-mail Address

Objector: Britlan Malek
First Name Middle Initial Last Name
 Address: 7700 Oldchester Rd Bethesda MD 20817
Street City & Zip Code Telephone No.
britlanmalek@gmail.com
E-mail Address
 Telephone No. 202-247-5847

Proposed Use (Check one):
 Attached Accessory Dwelling Unit Detached Accessory Dwelling Unit

Description of Property for Proposed Use:
 Address: 7709 Oldchester Rd Bethesda MD 20817
 Lot: 5 Block: 6 Parcel No.: _____; Subdivision English Village
 Size of Property: (In acreage or square feet) 10,500 sq ft Current Zoning: R-90

Number of Off-Street Parking Spaces: _____
 Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:

License Applicant's Present Legal Interest in Subject Property (Check one):
 Owner Other (describe) _____

Owner of Property (If not License Applicant):
 Name _____ Address _____ 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 # AAO 23-06

Basis for Objection (attach additional sheets as needed):
see attached

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) Britlan Malek

Address of Attorney _____ Telephone Number _____
 Attorney's E-mail Address _____

DECLARATION OF Brittan Matek

I, Brittan Matek, declare under penalty of perjury under the laws of the United States that I reside at 7700 Oldchester Road, in Bethesda, Maryland. I have lived at this address for ___ years and it is my primary residence. I object to the application of Flavia Favali for an ADU license for the property located at 7709 Oldchester Road, Bethesda, MD. To the best of information, belief and knowledge, Flavia Favali does not permanently reside at 7709 Oldchester Road, Bethesda, Maryland and her application does not comply with Section 29-19 of the County Code, as well as the Zoning Ordinance requirements. She claims on her ADU application that this is her primary residence, yet her vehicle is licensed in South Carolina. I have not observed her living in the house on a regular basis and believe this is rise to add additional rental space to the house. There are also numerous vehicles often with out of state license plates that are not registered parked in the driveway and a constant change of tenants that appear to be temporarily living at the house. It is my belief based on my observations that Ms. Favali is using the home for short term rentals to multiple tenants and that she pretends to reside there after she attempted and failed to get a permit for an ADU last year in attempt to further her attempt to build an ADU. Over the years, there has also been issues with street parking by vehicles not registered in the state of Maryland.

I hereby request a hearing on my objections.

Brittan Matek

Executed this 2nd day of November 2024.

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MONTGOMERY COUNTY GOVERNMENT
100 MARYLAND AVENUE, ROOM 200
ROCKVILLE, MARYLAND 20850
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OBJECTION TO DHCA DECISION REGARDING ACCESSORY DWELLING UNIT (ADU)

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License Applicant: Flavia Favali
First Name Middle Initial Last Name
Address: 4222 Kennedy Street Hyattsville MD 20781
Street City & Zip Code Telephone No.
flavia 4222@comcast.net
E-mail Address

Objector: Frederic Malek
First Name Middle Initial Last Name
Address: 7700 Oldchester Rd Bethesda MD 20817
Street City & Zip Code Telephone No.
fmalek@districthp.com
E-mail Address

Proposed Use (Check one):
 Attached Accessory Dwelling Unit Detached Accessory Dwelling Unit

Description of Property for Proposed Use:
Address: 7709 Oldchester Rd Bethesda MD 20817
Lot: 5 Block: 6 Parcel No.: _____; Subdivision English Village
Size of Property: (In acreage or square feet) 10,500 sf Current Zoning: R-90
Number of Off-Street Parking Spaces: _____
Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:

License Applicant's Present Legal Interest in Subject Property (Check one):
 Owner Other (describe) _____

Owner of Property (If not License Applicant):
Name _____ Address _____ 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 # AFD 23-06

Basis for Objection (attach additional sheets as needed):
see attached.

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) Frederic W Malek

Address of Attorney _____ Telephone Number _____
Attorney's E-mail Address _____

DECLARATION OF Frederic Malek

I, Frederic Malek, declare under penalty of perjury under the laws of the United States that I reside at 7700 Oldchester Road, in Bethesda, Maryland. I have lived at this address for ___ years and it is my primary residence. I object to the application of Flavia Favali for an ADU license for the property located at 7709 Oldchester Road, Bethesda, MD. To the best of information, belief and knowledge, Flavia Favali does not permanently reside at 7709 Oldchester Road, Bethesda, Maryland and her application does not comply with Section 29-19 of the County Code, as well as the Zoning Ordinance requirements. She claims on her ADU application that this is her primary residence, yet her vehicle is licensed in South Carolina. I have not observed her living in the house on a regular basis and believe this is ruse to add additional rental space to the house. There are also numerous vehicles often with out of state license plates that are not registered parked in the driveway and a constant change of tenants that appear to be temporarily living at the house. It is my belief based on my observations that Ms. Favali is using the home for short term rentals to multiple tenants and that she pretends to reside there after she attempted and failed to get a permit for an ADU last year in attempt to further her attempt to build an ADU. Over the years, there has also been issues with street parking by vehicles not registered in the state of Maryland.

I hereby request a hearing on my objections.

Frederic W Malek

Executed this 2nd day of November 2024.

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MONTGOMERY COUNTY GOVERNMENT
100 MARYLAND AVENUE, ROOM 200
ROCKVILLE, MARYLAND 20850
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License Applicant: FLAVIA FAVALI
First Name Middle Initial Last Name
Address: 4222 Kennedy Street Hyattsville, MD 20781
Street City & Zip Code Telephone No.
FLAVIA 4222 B Comcast.net
E-mail Address

Objector: DAVID R GOODFRIEND
First Name Middle Initial Last Name
Address: 7717 Oldchester Road Bethesda, MD 301-330-6922
Street City & Zip Code Telephone No.
David@istreetadvocates.com
E-mail Address

Proposed Use (Check one):
 Attached Accessory Dwelling Unit Detached Accessory Dwelling Unit

Description of Property for Proposed Use:
Address: 7709 Oldchester Road Bethesda, MD 20817
Lot: 5 Block: 6 Parcel No.: _____; Subdivision English Village
Size of Property: (In acreage or square feet) 10,500 sq ft Current Zoning: R-90

Number of Off-Street Parking Spaces: _____

Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:

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

Owner Other (describe) _____

Owner of Property (If not License Applicant):

Name _____ Address _____ 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. AAO 23-06

Basis for Objection (attach additional sheets as needed):

See Attached

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)

David R. Goodfriend
Signature of Objector(s) - (Print next to signature)

Address of Attorney _____

Attorney's E-mail Address _____

Telephone Number _____

DECLARATION OF DAVID R. GOODFRIEND

I, David Goodfriend, declare under penalty of perjury under the laws of the United States that I reside at 7713 Oldchester Road, in Bethesda, Maryland. I have lived at this address for 20 years and it is my primary residence. I object to the application of Flavia Favali for an ADU license for the property located at 7709 Oldchester Road, Bethesda, MD. To the best of information, belief and knowledge, Flavia Favali does not permanently reside at 7709 Oldchester Road, Bethesda, Maryland and her application does not comply with Section 29-19 of the County Code, as well as the Zoning Ordinance requirements. She claims on her ADU application that this is her primary residence, yet her vehicle is licensed in South Carolina. I have not observed her living in the house on a regular basis and believe this is ruse to add additional rental space to the house. There are also numerous vehicles often with out of state license plates that are not registered parked in the driveway and a constant change of tenants that appear to be temporarily living at the house. It is my belief based on my observations that Ms. Favali is using the home for short term rentals to multiple tenants and that she pretends to reside there after she attempted and failed to get a permit for an ADU last year in attempt to further her attempt to build an ADU. Over the years, there has also been issues with street parking by vehicles not registered in the state of Maryland.

I hereby request a hearing on my objections.

David R. Goodfriend

Executed this 3 day of November 2024.