

ADO 25-02

ADU LICENSE #151423

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/Director Findings
3. Stamped Parking
4. Stamped Updated Floorplan
5. ADU Application Acceptance Letter
6. ADU Sign Pick Up Form
7. Annual Tax Bill
8. Correspondence
9. Rental Application
10. 11/18/2024- Exhibits Submitted by License Applicant Flavia Favali via email
 - a. Survey of Property
 - b. Stephen Chris Igbokwe Account
 - c. Muhammed Muhie Account
 - d. Jeff Szabla Account
11. Letter from Bil Chen with a request for hearing date week of December 9th (sent 11.14.24).
12. 12/2/2024- Exhibits emailed by Flavia Favali
 - a. Stephen Igbokwe Lease
 - b. Jeff Szabla Lease
 - c. Muhammed Muhie Lease
 - d. Muhammed Statement of Acct not Updated
 - e. Stephen Account not totally current
 - f. Flavia's Retirement Plan Survey
 - g. S and S, LLC Property Tax
 - h. Rental License and Howley Correspondence for ADU
 - i. Jeff's Statement of Account
 - j. Principal Residence Tally
 - k. Principal Residence Tally
 - l. Assane Diedhiou Lease

- m. Assane Rent Roll Not Updated
 - n. Assane Rent Roll
13. 12/3/2024-Exhibits emailed by Bil Chen, Esq.
- a. Georgia Jaitly Declaration
 - i. Second declaration
 - b. 2023 Hearing Examiner's Report & Decision in OZAH Case No. ADO 23-06
 - c. Photograph of sign posted for the 2023 ADU license application of Flavia Favali
 - d. Rental listings for 7709 Oldchester Rd
 - e. Photos of vehicles in the driveway of 7709 Oldchester Rd
 - f. Photos of 7709 Oldchester Rd
 - g. Court cases of Flavia Favali
 - h. Court cases of Flavia Moskaitis
 - i. Court cases of Caleb Moskaitis
 - j. Court cases of Felipe Moskaitis
 - k. Stolen vehicle record for 2016 Subaru
 - l. Photos of 2007 Mitsubishi Eclipse
 - m. Flavia Favali email
 - n. Singles on Sailboats record (November 2024)
 - o. Board of Directors Nomination notice of the Arc Montgomery County
 - p. Transcript of OZAH hearing in OZAH Case No: ADO 23-06 (including adoption of all exhibits by reference).
 - q. Montgomery County Code Chapter 29
 - r. Request for Accessory Dwelling Unit
 - s. 2024 Tax Bill
14. 12/3/2024- Email from Bil Chen, Esq; Re: Withdrawing as counsel to objectors with explanation.
15. 12/3/2024- Email from Kathleen Byrne to Bil Chen; Re: Evidence Ms. Favali posted signs as required.
16. 12/3/2024- Answers in Response to Objection sent by Flavia Favali
17. 12/4/2024-Closing Arguments from Flavia Favali
18. 12/4/2024- Email from Caressa Bennet with Photos Attached
- a. Photo 1
 - b. Photo 2
 - c. Photo 3
 - d. Photo 4
19. 12/4/2024- Mobile Moving Permit submitted by Daniel Chappell
20. 12/6/2024- Testimony from Alexandre Finkel