

12/10/25, 12:25 PM

Xfinity Connect Re_Pics with my car in background of something that ONLY Printout

EMAIL # 26 283-289
EMAIL # 27 285-288

Jony Gulsao-Ospina <Jony.gulsao@montgomerycountymd.gov>

12/4/2025 10:57 AM

Re: Pics with my car in background of something that ONLY

To Flavia Favali <flavia4222@comcast.net>

EMAIL # 28 293-296
EMAIL # 30 297-300
EMAIL # 31 301-304
EMAIL # 32

EMAIL # 4 283-286 ✓
EMAIL # 2 27-41 ✓

Hi Ms. Favali.

Please note that if you included any pictures in the email referenced below—or in the other emails you sent—I did not receive those attachments on my end.

Best,



Jony Alexander Gulsao-Ospina
Administrative Specialist I
Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, MD 20850
Work 240-777-6661

EMAIL # 33
EMAIL # 34
EMAIL # 35

EMAIL # 3 92-99 ✓
EMAIL # 4 69-70 ✓
EMAIL # 5 71-78 ✓
EMAIL # 6 79-89 ✓
EMAIL # 7 90-97 ✓
EMAIL # 8 98-108 ✓
EMAIL # 9 109-119 ✓

From: Flavia Favali <flavia4222@comcast.net>

Sent: Saturday, November 29, 2025 11:17 AM EMAIL # 38

To: Gulsao-Ospina, Jony <Jony.Gulsao@montgomerycountymd.gov>

Cc: flavia4222@gmail.com <flavia4222@gmail.com>

Subject: Re: Pics with my car in background of something that ONLY

[EXTERNAL EMAIL]

> On 11/25/2025 6:17 PM EST Library Document Station <scan@pgcmis.info> wrote:

>

>

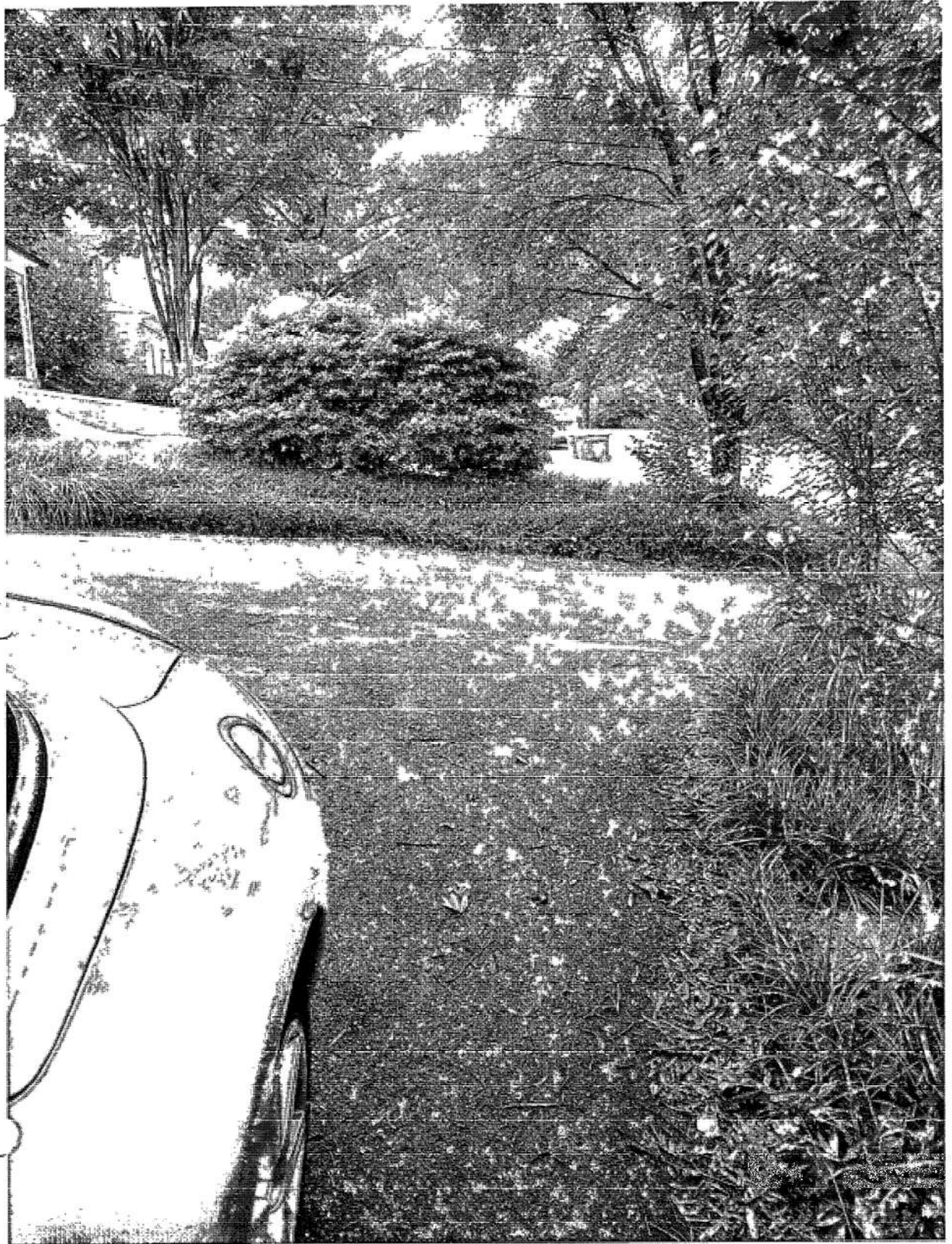
> happened from the 18th of November 2024 till the 24th of Nov 2024

EMAIL # 10 120-122 ✓
EMAIL # 11 123-132 ✓
EMAIL # 12 133-146 ✓
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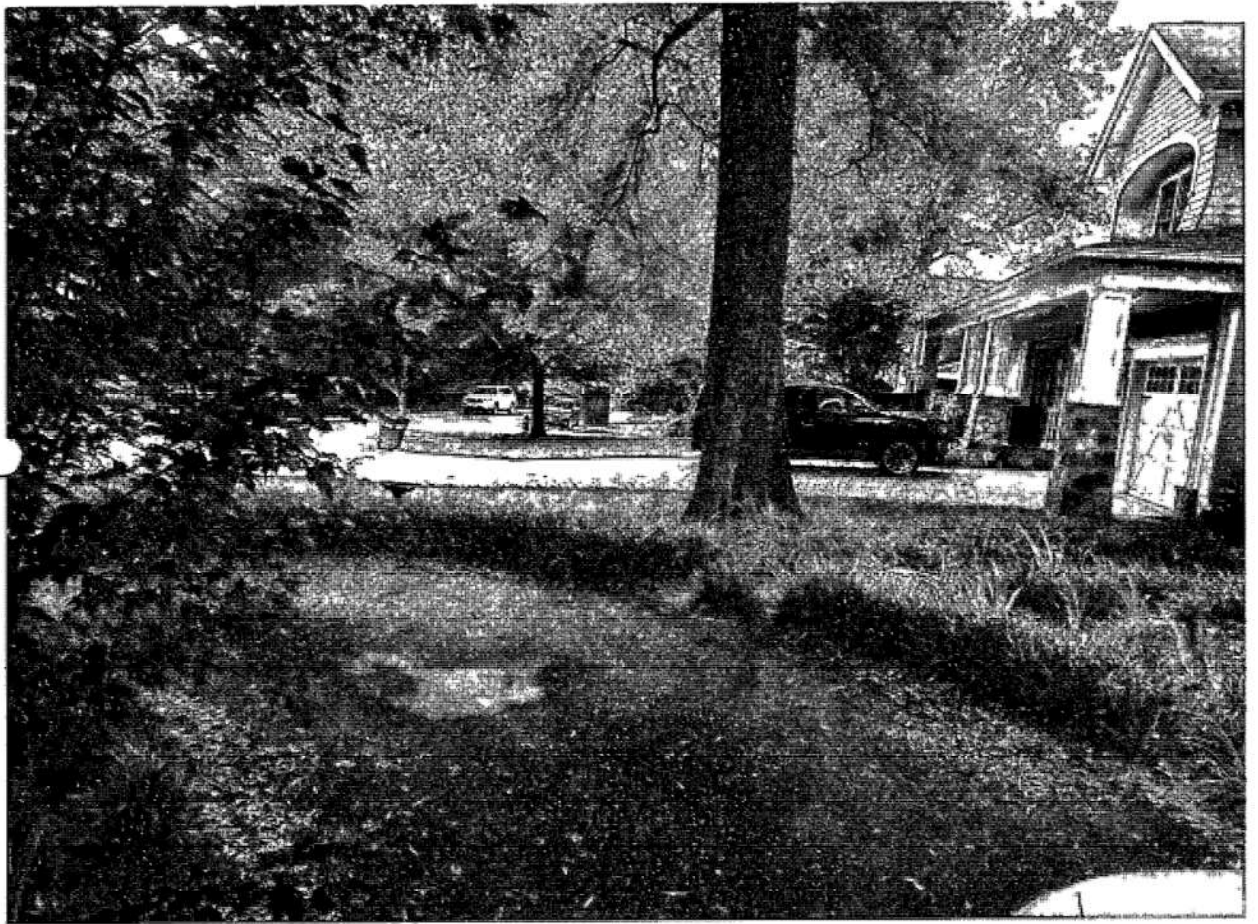


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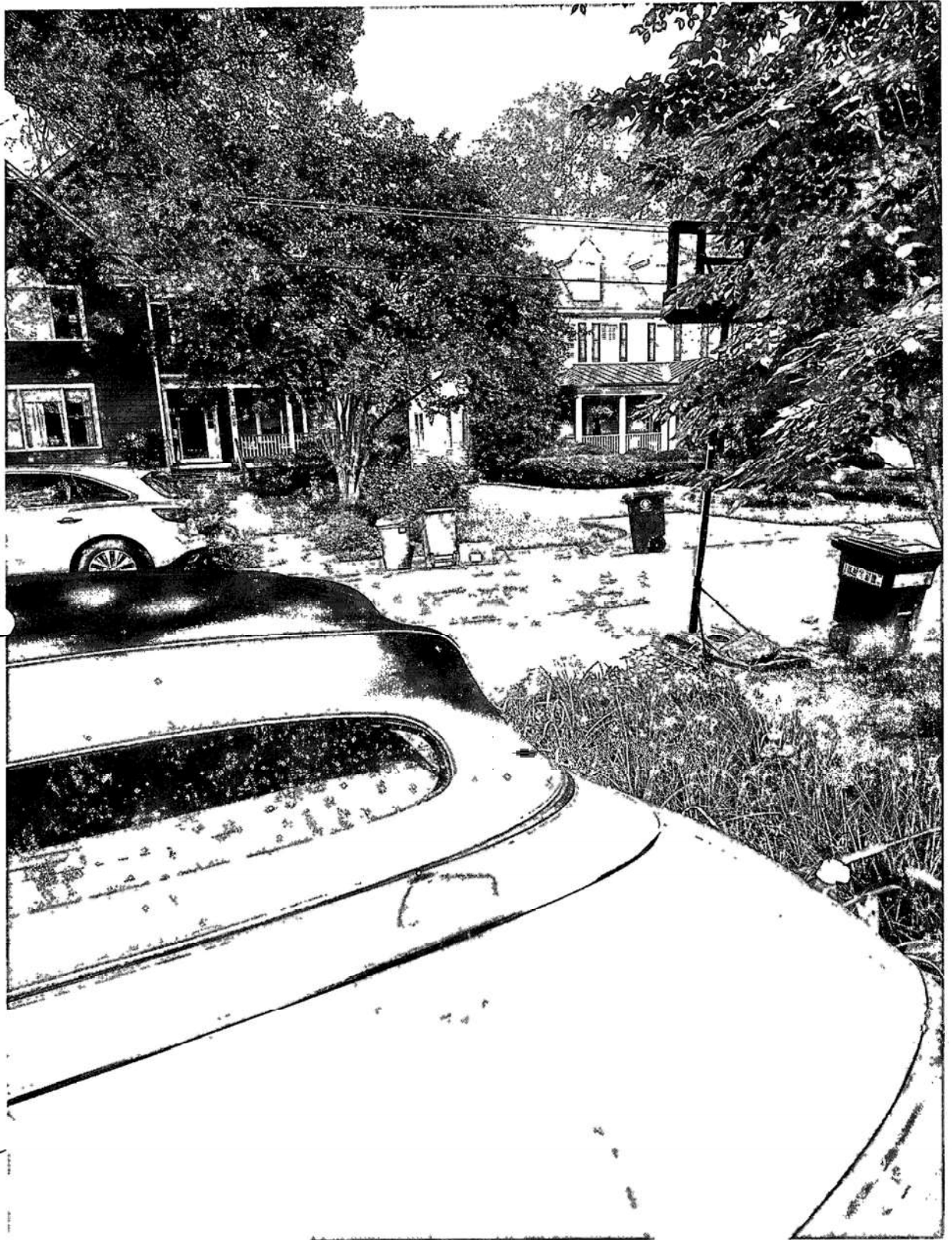
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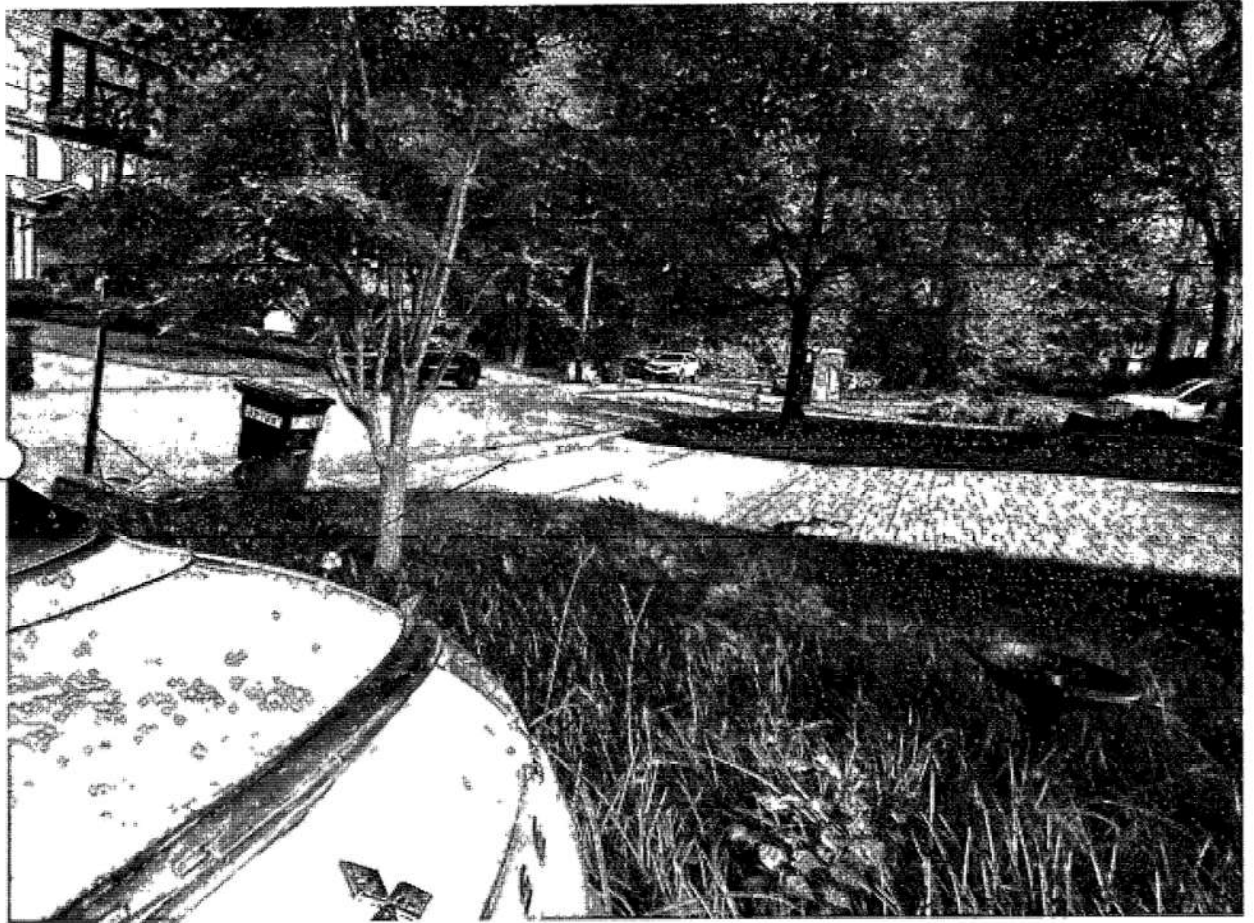


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306





308



309

12/10/25, 12:25 PM

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EMAIL # 24 258-266 ✓

EMAIL # 25 267-277 ✓

HOUSING INITIATIVE PARTNERSHIP

Providing counseling to pave the way to financial independence

Newly divorced in the fall of 2024 with three young sons, Jelanie Fragomeni says she didn't know where to start when it came to managing her finances on her own. With help from the Housing Initiative Partnership (HIP), a local nonprofit, and from the Financial Empowerment Center (FEC), the 34-year-old Gaithersburg resident consolidated her debt into a lower-interest loan, raised her credit score, qualified for a new apartment and learned about buying a home.

"It ended up changing my life," Fragomeni says of her sessions at FEC, a free public service for residents of Gaithersburg launched in 2022, and HIP, a nonprofit affordable housing developer that contracts with the city to provide counseling services at FEC. The counselors she has worked with over the past year have been empathetic and supportive, she says, as they developed a plan to get her on solid financial footing.

"My number one goal is freedom for me and stability for my kids—and becoming a homeowner is part of that," says Fragomeni, who works full time as a human resources specialist. Through HIP, she learned about all the expenses involved in buying a house and the steps needed to get mortgage-ready. With the hopes of possibly purchasing next year, Fragomeni says, her FEC counselor is coaching her on ways to build her savings on a budget.

"As the cost of housing rises in Montgomery County, often faster than people's incomes, the need for HIP's services has grown," says Executive Director Stephanie Prange-Proestel. HIP works statewide with its primary offices in Gaithersburg, Germantown and Hyattsville. "That gap between what housing costs and what people are actually earning—on top of all of their other costs: food, medical, etc.—has really squeezed our families," she says. "The need for stable, quality, truly affordable housing is critical to anyone's success."

When Fragomeni began to consider buying a home, FEC referred her to HIP for prepurchase housing counseling that she says opened her eyes to the layers of expenses involved and led her to put off a purchase until she saves more.

In addition to individual counseling, HIP also offers homebuyer education and orientation classes, rental counseling, and resources for people facing eviction. On the housing development side, it builds multifamily affordable rental units, refurbishes homes and constructs new ones to sell to low-income families.

"We need all kinds of different ways to provide affordable housing," Prange-Proestel says. "There isn't going to be one fix to provide needed housing that's quality."

—Caralee Adams



Jelanie Fragomeni and her sons

its Harvest Share Program, Red V equitably distributes 50% of its to etable yield to low-income resid Montgomery County.

HEADQUARTERED: Germantown
SERVES: Montgomery County
WHAT A DONATION BUYS:

- \$100 enables a classroom of low-income students to visit Red Wiggler charge.
- \$1,000 provides a week of vegetable low-income school groups.
- SSL INT VOLUNTEER OPPORTUNITIES**
- One day or weekly: Participate in education.

The Upcounty Hub (theupcountyhub.org) is a lifeline for more than families every week, providing for essential items with dignity and barriers. Its programs help neighbor upper Montgomery County access vital resources they need to thrive

HEADQUARTERED: Germantown
SERVES: Upper Montgomery County
WHAT A DONATION BUYS:

- \$125 pays for four Thanksgiving for families.
- \$1,250 supports 10 families with perishable foods and fresh produce a week.
- SSL INT VOLUNTEER OPPORTUNITIES**
- Ongoing: Pack food (Monday-Friday a.m. to 1 p.m.) or deliver food on days at 11 a.m.

OPEN THE DOOR TO HEALTH CARE

Care for Your Health (care4you.org) delivers inclusive, trusted and cultural health care directly where needed, ensuring every community member enjoys autonomy and an enhanced quality of life. It provides accessible services, community events, office visits and in-home care. Its innovative programs include Home Care for Elders, Hospital and Integrated Behavioral Health with

Room for rent Bethesda, MD 20817



PROPERTY AMENITIES

Meet Homeowner Flavia

House has a large living/dining/porch common areas, fully equipped kitchen, washer/dryer, internet, cable, private backyard, and handicap accessible driveway



Housing Initiative Partnership, Inc.

Currently Available

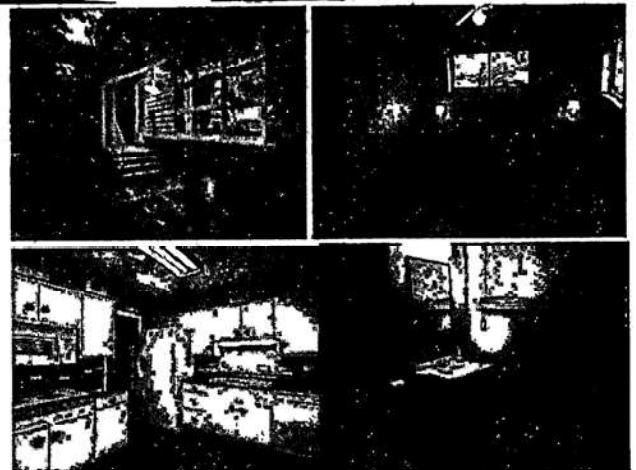
\$1,200 per month
1-month deposit required

Furnished Room
Non-smoker

No pets
1 person max

Shared entrance
Street Parking

Background & Credit Check
Utilities not included



It is situated in the Kentwood neighborhood, just a five-minute walk from the intersection of Bradley Blvd and Wilson Lane. Several grocery stores are nearby, and it is a 25-minute drive from the Capital.

CONTACT

Claudia Jutila
Home Sharing Housing Counselor
301-985-2046
cmedina@hiphomes.org
9 AM - 5 PM (Monday - Friday)

www.hiphomes.org/Home-

Montgomery County Home Sharing Program

HIP's certified housing counselors can help homeowners and home seekers identify personal preferences, carefully assess potential matches to identify compatible housemates, and finalize an appropriate home sharing agreement. We aim to increase the likelihood of a successful match through a thoughtful consideration of your preferences, needs, rights and responsibilities. HIP's Montgomery County Home Sharing Program is supported by



370

EXHIBIT 6

ADO 26-03

ADU LICENSE #157919

FLAVIA FAVALI

7709 OLD CHESTER RD

BETHESDA, MD 20817

1. # 2

Design for Life Documents: from OZAH Case #25-02 (2024)

- a. "Do you recall a conversation a few years ago about the tax credit that you and I had, and you told me you were receiving a \$10,000.00 credit from the County and that you were going to pocket the money because you've only spent a couple of thousand dollars to design the handicapped ramp, and that you had not spent the entire amount? And you asked me not to disclose that information out of fear of prosecution." (Transcript of Hearing conducted on Dec 9, 2024 23 (89-92) Dan Chappell under sworn testimony
- b. Residential Building Application 5/6/2020 #912883 89111
- c. Design for Life Brochure from Montgomery County 892
- d. American Home Contractors invoice for windows alone over \$10k 892
- e. Letter to Karen Stephenson trying to obtain my tax credit 891

tx 6:1

251



APPROVED
Department of Permitting Services
Permit # BUILDING-912883
Date 06/19/20



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

RESIDENTIAL BUILDING APPLICATION

Application Date: 5/6/2020

Application No: 912883
AP Type: BUILDING
Customer No: 1371595

Comments

I am doing this with the understanding that I will be getting the tax credits, there is one tenant living in the house with a wheelchair, and I am a elderly woman with an ankle replacement

Affidavit Acknowledgement

The Homeowner is the Primary applicant.
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7709 OLD CHESTER RD
BETHESDA, MD 20817
Homeowner favali flavia maria revocable trust (Primary)

Building Residential Permit Details

Use Code	SFD
Work Type	ALTER
Disturbed Area	2
Work Area	10
Estimated Cost \$	48000
Scope of Work	to make the house visible and livable and accessible by installing interior ramp 32 inside door, chair lift to master bedroom, replace sun room windows
Type of Water Supply	WSSC
Sewage Disposal	WSSC
Livable	Y
Livable Cost	48000
No-Step Front Door Entrance	Y
Installed Ramp	Y
32 or wider Interior Door	Y
36 or wider Exterior Door	Y
Maneuvering Space at least 30x48 in Bathroom or Kitchen	Y
Exterior or Interior or Elevator or Lift	Y
Walk-in or Rool-in Shower or Tub	Y
Alternative Sensory alarm appliance or control	Y
DFL Log Type	DFLFUND

Sec cable Martin
MARCKLE
FABIAN MATTHEW
240 704 6252

Onghra SAMS -
240-304 0577

Karen Stephens
240 777 6274

372

Build accessible homes for everyone.

The first option for homeowners is to add just those Accessibility Features that make sense for your home and your needs. For maximum flexibility, the program also includes two levels of Accessibility Standards — Level I (VISITable) homes and Level II (LIVEable) homes. Whichever approach makes sense for you, the goal is to create more homes that welcome people at all ages and stages of life.

Accessibility Standards for Level I (VISITable) and Level II (LIVEable) homes include design elements such as a no-step entrance, and slightly wider interior doors. These elements accommodate people living with temporary or permanent disabilities as well as friends or relatives with mobility limitations.

4 Ways You Benefit from Designing Accessible Homes.

- ❖ Fast track through the permitting process.
- ❖ Valuable tax incentives.
- ❖ Community recognition as a featured project on DFL website.
- ❖ Improve your marketing — offer the opportunity for accessibility options and property tax incentives for your buyers!



The Design for Life (DFL) Tax Incentive Program provides homeowners tax incentives and DFL Program Certification for builders who construct homes that meet Level I (VISITable) and Level II (LIVEable) standards for people with accessibility needs.

Learn more about Certification at designforlifemc.org



Department of Permitting Services
255 Rockville Pike
Rockville, MD 20850

For more information (designforlifemc.org)

Montgomery County
Property Tax Credit Program



Features & Standards
for Building Professionals
Building Accessible
Homes

2011/2
6:2

ACCESSIBILITY FEATURES

Individual Accessibility Features Eligible for Property Tax Credit


Property Tax Credit— runs with property— 50% of eligible costs. Up to \$2500 less other subsidy. Credit amount that exceeds tax imposed carries over.

Applicability— Expenditures in excess of \$500. Incurred within 12 months of application.


Type of residence ownership— Condominium unit. Attached or detached single-family dwelling unit.


Program annual limit— \$100,000


School Impact Tax Credit— Not Applicable


1  **No-step front door entrance or a no-step entrance to another location** providing access to the main living space.

2  **Ramp** creating a no-step entrance,


3  **Exterior doorway with a 32-inch clear opening**, and exterior lighting controlled from inside the residence or automatic or continuously on.


4  **An exterior or interior elevator or lift** or stair glide unit.

5  **Interior doorway with a 32-inch clear opening**.

6  **Alarm, appliance, and control** structurally integrated to assist with a sensory disability.

7  **Maneuverable bathroom or kitchen**.

8  **Walls around a toilet, tub, or shower reinforced and properly installed grab bars**.

9  **Accessibility-enhanced bathroom**, including a walk-in or roll-in shower or tub.

ACCESSIBILITY STANDARDS

The 4 design elements required to meet Level I (VISITable) Standards

Property Tax Credit— runs with property— Up to \$3,000 less other subsidy including school impact tax credit. Maximum credit to be applied in any tax year is \$2,000 and excess credit carries over.

Applicability— Expenditures in excess of \$500. Incurred within 12 months of application.

Program annual limit— \$500,000

School Impact Tax Credit—

5% of the single family houses in project — \$500/Level I house.

10% of the single family houses in project — \$1,000/Level I house.


25% of the single family houses in project — \$1,500/Level I house.


30% of the single family houses in project — \$2,000/Level I house.


Applies only where there is no bonus density for DFL units.

Type of residence ownership— Attached or detached single family dwelling unit.

Permanent Addition

A  **Access Into the Home**— At least one no-step entrance.

B  **Place to Visit**— Connected to an accessible route to a place to visit on the entry level.

C  **Powder room**— A usable powder room or bathroom.

D  **Interior doorway**— A 32-inch nominal clear-width interior door.

The 8 design elements required to meet Level II (LIVEable) Standards

Property Tax Credit— runs with property— Up to \$10,000 less other subsidy including school impact tax credit. Maximum credit to be applied in any tax year is \$2,000 and excess credit carries over.

Applicability— Expenditures in excess of \$500. Incurred within 12 months of application.


Program annual limit— \$500,000


School Impact Tax Credit—


Same credits as Level I

Type of residence ownership— Attached or detached single family dwelling unit.


Permanent Addition


A  **Access Into the Home**— At least one no-step entrance.


B  **Place to Visit**— Connected to an accessible route to a place to visit on the entry level.

C  **Powder room**— To a usable powder room or bathroom.

D  **Interior doorway**— To a 32-inch clear width interior door.

E  **Accessible Circulation Path**— An interior way-of passage from one room to another that can accommodate a wheelchair or other mobility aid.


F  **Accessible Kitchen**— A kitchen that can accommodate a wheelchair or other mobility aid and meets the specification in the County Code.

G  **Accessible Bedroom**— At least one accessible bedroom.

H  **Accessible Bathroom**— A full bath.

EXHIBIT C-3

241



American Home Contractors, Inc.
11820 West Market Place Suite F • Fulton, MD 20759
301-209-7000
www.AmericanHomeContractors.com • info@AmericanHomeContractors.com

M.H.C. #1227-02
DC License #7583
LICENSED
BONDED
INSURED

Date: 8/24/2020 Mobile Phone: 202-494-2940
 Name: Flavia Favali Alt. Phone: _____
 Address: 7707 Old Chesapeake Rd email: Flavia4222@comcast.net
 City: Bethesda State: MD Zip: 20817

• Description of work to be done under this contract •

- Remove and haul away ~~3 existing sliding glass doors~~ 3 existing sliding glass doors in room (Back of house)
- Furnish and install 3 new custom sized sliding glass doors and side lites - Sprague Ultra MPg
- Cap Trim on exterior in smooth aluminum color: white
- Haul away all job related debris
- Caulk and seal
- 20 year workmanship warranty through AHCC
- 1 year maintenance warranty through Sprague
- * will work around tile unless we can no guarantee or liability on tile being
removed or install *
- Luggage to be provided later
- Customer agrees to waive right of revision to
more project along

Total sale price of job: \$11,600 Maximum Deposit limited to 33%: \$3,828 Balance: \$7,772
Due at Completion

This contract constitutes full accord and agreement of the parties, and no other understanding, verbal or otherwise, shall be binding unless in writing, signed by both parties. This contract is subject to approval by an officer of the contractor and such approval must be made within 10 working days from the date of the contract.

I, _____, HAVE BEEN PROVIDED ORAL NOTICE THAT I HAVE THE RIGHT TO CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN 5 BUSINESS DAYS FROM THE DATE OF THE TRANSACTION SPECIFIED ON THE "NOTICE OF CANCELLATION", OR, IF I AM AT LEAST 65 YEARS OLD, WITHIN 7 BUSINESS DAYS FROM THE DATE OF THE TRANSACTION SPECIFIED ON THE "NOTICE OF CANCELLATION". ☐ CHECK IF BUYER IS AT LEAST 65 YEARS OLD

Flavia Favali 8/10/20
 (BUYER'S SIGNATURE) (DATE)

In witness whereof Purchaser(s) each acknowledge receipt of a completed copy of this contract, and all disclosures on the day and year first

375

3. Replacing sliding glass doors ^{cap} (Back of house)
- Furnish and install 3 new custom sized sliding glass doors and side lites - Sprague Ultra Mfg
 - Cap Trim on exterior in smooth chain link Color: White
 - Haul away all job related debris
 - Caulk and Seal EXHIBIT 03
 - ^{20 year} workmanship warranty through ATC
 - ^{10 year} limited manufacturer warranty through Sprague
 - * Will work around Time as best we can
 - * No guarantee or liability on the change or install *
 - Literature to be provided later
 - Customer agrees to have right of revision to more product change

Total sale price of job \$12,600 Maximum Deposit limited to 33%: \$4,200 Balance: \$8,400
Due at Completion

This contract constitutes full accord and agreement of the parties, and no other understanding, verbal or otherwise, shall be binding unless in writing, signed by both parties. This contract is subject to approval by an officer of the contractor and such approval must be made within 10 working days from the date of the contract.

I, _____, HAVE BEEN PROVIDED ORAL NOTICE THAT I HAVE THE RIGHT TO CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN 5 BUSINESS DAYS FROM THE DATE OF THE TRANSACTION SPECIFIED ON THE "NOTICE OF CANCELLATION", OR, IF I AM AT LEAST 65 YEARS OLD, WITHIN 7 BUSINESS DAYS FROM THE DATE OF THE TRANSACTION SPECIFIED ON THE "NOTICE OF CANCELLATION". ☐ CHECK IF BUYER IS AT LEAST 65 YEARS OLD

[Signature] 8/10/20
 (BUYER'S SIGNATURE) (DATE)

In witness whereof Purchaser(s) each acknowledge receipt of a completed copy of this contract, and all disclosures on the day and year first above written.

Any holder of this consumer credit contract is subject to any claims and defenses which the debtor could assert against the seller of goods or services obtained pursuant hereto or the proceeds hereof. Recovery hereunder by the debtor shall not exceed amounts paid by the debtor hereunder.

APPROXIMATE STARTING DATE: 4-6 weeks APPROXIMATE COMPLETION DATE: 4-6 weeks

Agent _____
 Accepted on _____
 By _____
Purchaser
Purchaser

All Maryland home improvement contractors and sub-contractors must be licensed by the Maryland Home Improvement Commission and any inquiries concerning a contractor or sub-contractor should be directed to (410) 230-6309.

DON'T SIGN IF BLANK, HOMEOWNER IS ENTITLED TO COPY OF THE CONTRACT AT THE TIME OF AFFIXING SIGNATURE.

TXG:4

201

The House that Ray Built
7709 Oldchester Road
Bethesda, Maryland 20817
301-320-3358house phone
Thehousethatraybuilt@comcast.net

May 25, 2021

Karen Stephenson
Design for Life Program
255 Rockville Pike, 2nd Floor
Rockville, Md 20850

Dear Ms Stephenson:

YES, my application # 912883 and customer # 13715955 received a
"approved" sticker from your MOST awesome inspector Mr, Mackie.

Thanks to my AWESOME designer, Ms Christie Forbitch who
consulted many times with Mr Degrouchy, and Nick Zayala of
American Home Contractors who had to deal with two irate
housemates who verbally abused his crew as they were replacing the
windows I have spent more than my required \$10,000.00 to qualify
for the maximum tax credits for "Design for Life Montgomery
County"

I can submit all receipts from Ms. Forbitch, American Home
Contractors, Get a Grip Construction Services, Inc. etc; if you can
instruct me on the required format.

Gratefully,

Flavia Favali

377

EMAIL # 26 285-284
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Jony Guisao-Ospina <jony.guisao@montgomerycountymd.gov>

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 Office of Zoning and Administrative Hearings
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 100 Maryland Avenue, Room 200
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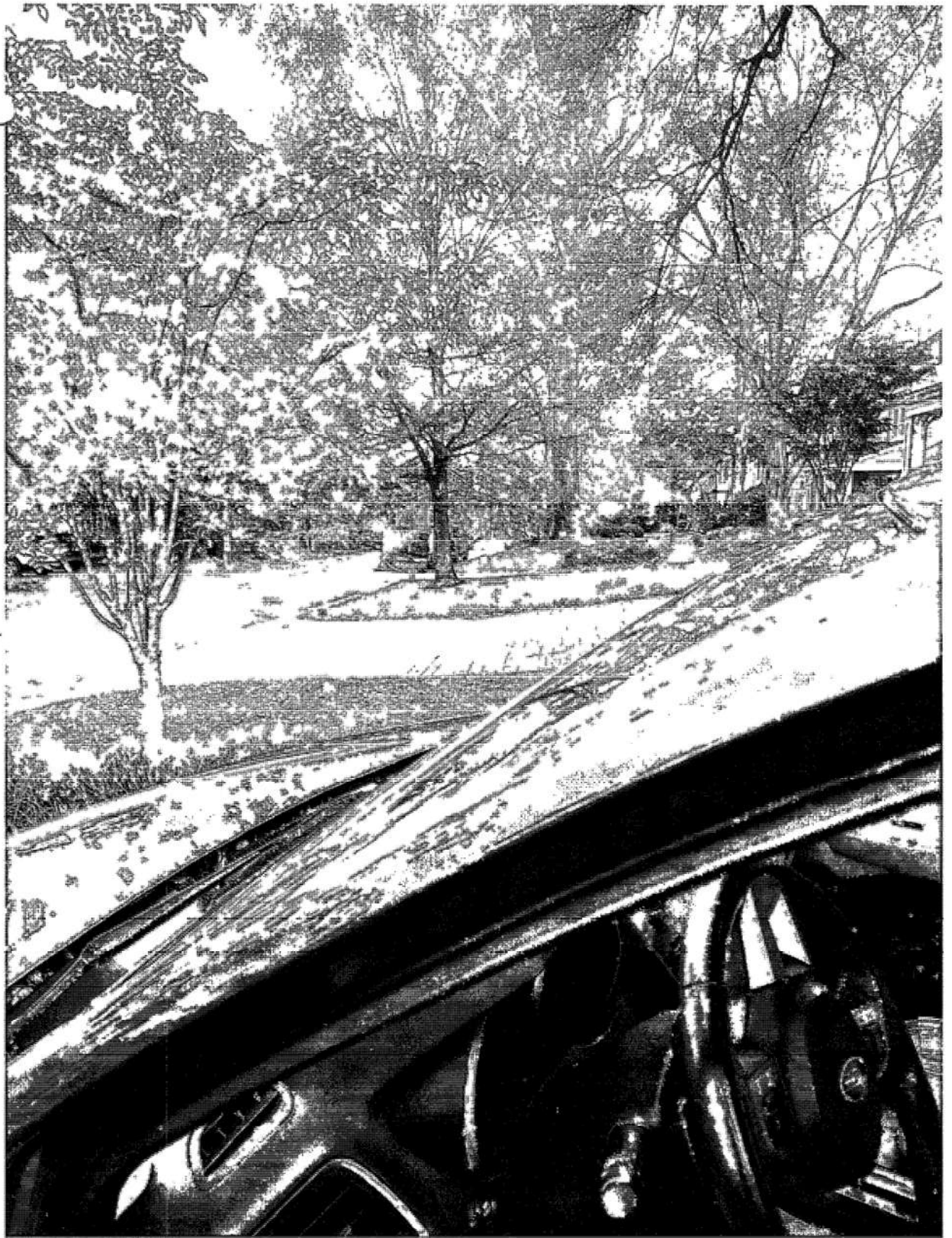
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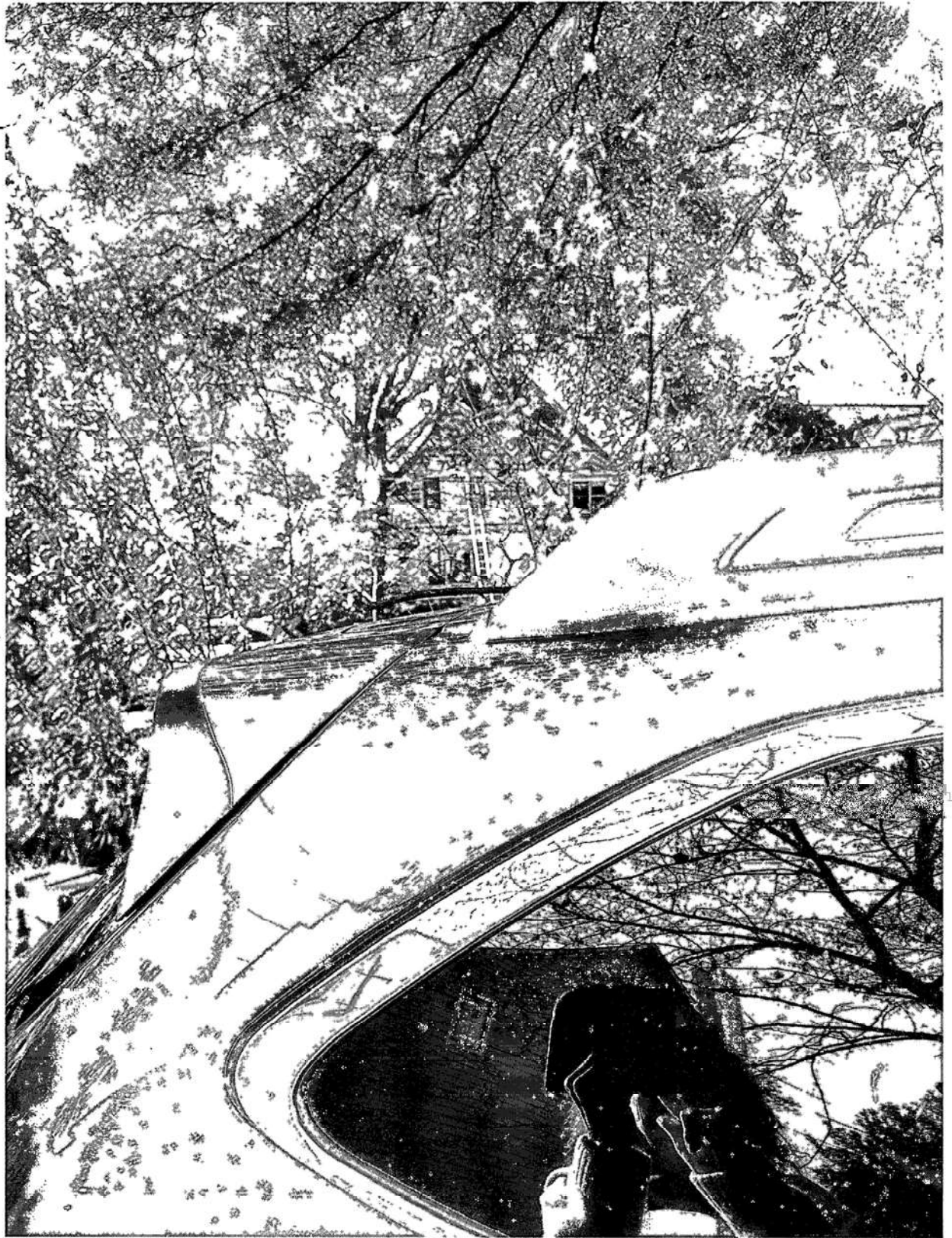
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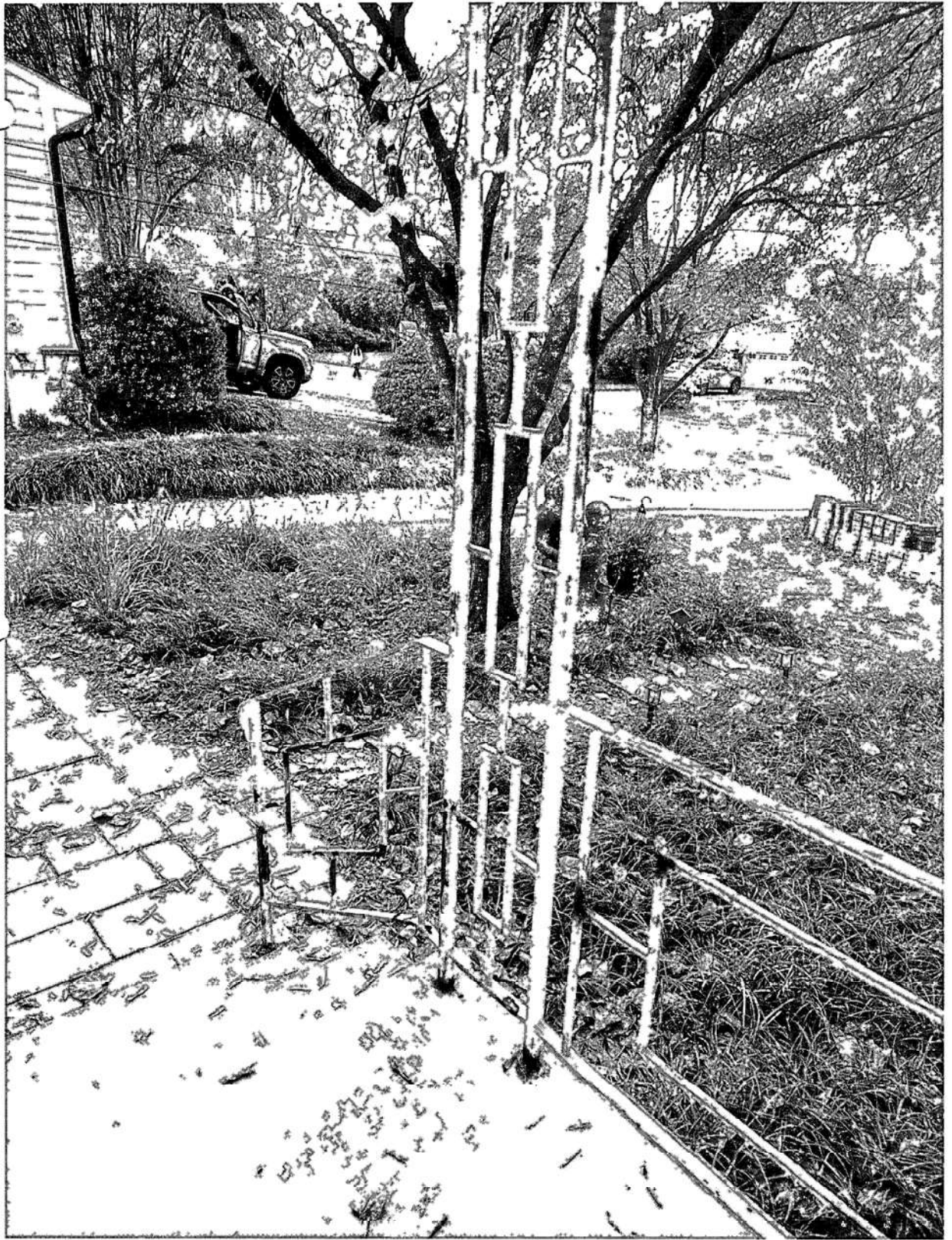
352



253



354



355

Flavia Favali

7709 Old Chester Road

Bethesda, Md 20817

Flavia4222@comcast.net

301-320-3358h 301-277-42730

August 25, 2025

County Executive Marc Elrich

101 Monroe Street, Second Floor

Rockville, Md 20850

Dear County Executive Elrich:

I so resonated with your comment last week that: "Our Department of Health and Human Services is central, providing integrated programs like behavioral health and child and family services. Its ongoing focus is improving access, identifying gaps and enhancing coordination for individuals with complex needs. This comprehensive, compassionate and strategic framework is a world away from simply moving people out of sight."

However, over thirty- five years ago my husband and I adopted a hard to place sibling group with multiple issues from your agency. The middle son of this group continues to struggle. When he was adopted he chose as his middle name for John Hawkins who was his social worker at DHS.

Fast forward to several months ago when I met you at the Permitting Office for their yearly meeting and we chatted about who was older, and I advocated for my ADU in my backyard. You asked me to notify you of the outcome. I lost, yet again.

Contemplating why my neighbors are so adamant about the construction. of this very tiny home, for my mandated medical needs, I am wondering if it somehow correlates with the DEI that is being erased? I bought my home as a "tear-down" and currently provide housing to four individuals, 75% are either brown or black like the sibling group we adopted. I understand my neighbor's desires — however THANK YOU for ALL your service in trying to advocate for everyone — and they say three times is a charm.. so I'm off to apply yet again,

GAGE-FRIENDLY

357

...XO—MONTGOMERY

EXHIBIT
E

A LONGEVITY READY COMMUNITY

How the County Supports Long and
Healthy Lives for All Residents



In 2015, Montgomery County vowed to meet the changing needs of residents throughout their lifetimes—making changes to the environment and providing new programs and services when needed. To support that effort, the County enrolled in the World Health Organization/AARP Age Friendly Communities Network. The County also works with State agencies on the Governor's new Longevity-Ready Maryland initiative.

Montgomery County's Age-Friendly workgroups coordinate with the County's Commission on Aging, which advises policy makers about the needs and interests of the County's older adults.

To understand the County's progress to date, please read below about some of the efforts taking place.

Civic and Social Involvement

- Montgomery County Volunteer Center's 50+ Volunteer Network connects volunteers with meaningful service opportunities.
- Montgomery Connects and Senior Planet Montgomery provide access to technology, training, and ongoing support.

- The County funds nonprofit organizations serving culturally diverse communities that engage residents in activities of shared interest.
- Volunteer-led organizations called Villages support neighbors who
rhnnca inⁿplace

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ep hsd F:1

ADO 26-03

ADU LICENSE #157919

FLAVIA FAVALI

7709 OLD CHESTER RD

BETHESDA, MD 20817

3. ROOM RENTALS

3A. 3 neighbors objected on application ADO 26-03 "house is a rooming house with individual rooms rented out on a short term basis" 9 neighbors objected on 11/2/24 (Exhibit List from Caressa Bennett, et al. stating that: "there is 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." On Application ADO 23-06 6/27/23 objectors stated: "applicant falsified her application stating that she lives in the property as her full time residence. She does not live there and uses it as a rental unit....leasing 6 individual rooms to multiple tenants...she does not stay at property. There are court report of tenants complaints. (not provided on any exhibits). She has rooms posted on line for rent. Her application is fraudulent." Supplemental email testimony from a long term tenant, Jeff Brown who moved out of The House that Ray Built and subsequently moved to France. Upon being contacted by Flavia about the third year of objections he submitted this testimony recalling a conversation on my property when Ken Mack came over to talk to Mr. Jeffrey Brown.

3.B Department of Housing and Community Affairs brochure "Room Rentals" states that room rentals are allowed" pg 1

3.C emails from three housemates that have resided in the house since before I broke my ankle, leg and could not access the house. 3.c.1 "This is Mr. Muhie, tenant of 7709 Oldchester since February 2022. Since February 2023 Ms. Flavia has made 7709 her principal residence and stayed her since. I have seen and interact with her on a daily frequency. Furthermore, I'd find

her car parked in the driveway, and given she lives in the same hall as me, I'd see the light in her room and hear activity, signaling she was here. So either by interacting with her most days, or hearing her I can confidently say that she has fully lived here the past couple of years." 3.c.2 Steve: "Since I moved in two years ago you've always been living here...so I have no clue what proof they have saying otherwise.....i work in-office for a local non profit so maybe Muhamed or Jeff can send them a letter of verification since there at home mostly" 3.c.3 and Jeff: "I, Jeff Szalba, have been a resident renting at 7709 Old Chester Road, Bethesda Md since about May 14, 2021. I split my time between Bethesda Md and St. Petersburg Fl. I generally spend 60% of time at 7709 and other 40% of time in St Petersburg, Fl, my permanent and family residence. I have worked at Walter Reed National Military Medical Center since June 2018, as Network Security Operations Center Branch Chief/Director. Since at least January 1, 2024 and during my presence at 7709, Flavia Favali has been living at 7709. She has been helpful and courteous to me and others. My experience at 7709 has been excellent. My job is very demanding and having a quiet, close, friendly atmosphere has been a blessing. I am perplexed on why there appears to be animosity by neighbors around Flavia's residence. Thanks for your time. Feel free to contact me at 301-337-1555 if you have any questions or concerns. Jeff Szalba."

3.c.4 Inspectors Michelle Hadrack and David Johnson have had to go into their bedrooms multiple times and they will confirm that there appears to be only one occupant in each room. Sometimes all three housemates/tenants are not there for their scheduled inspection. These three men who have had a long tenancy do not bring in overnight guests as it incurs a fine on their lease. Monthly utility bills provided to housemates/tenants Dec 1, 2025 asking for an email verification that they continue to live here.

4.. Since my objectors pointed out that I have "rough" tenants (whatever that means) I applied to Housing Initiative Partnership (HIP) a Montgomery County nonprofit that once they ascertain that the homeowner lives on the property by their verification of a background check, social security number, driver's license, etc then that organization (Michelle Higgs and Claudia Jutlia) visit the home and then make placements (Exhibit #4). They then place a long term tenant in the home after they do their background check on

7:1:09

the prospective tenant. I have told HIP that if and when my long term tenants/housemates move out I will replace them with HIP candidates. I hope to allay the neighbors fears that I rent to "rough" tenants/housemates, which my objectors call my long term housemates.

362

3A

7:2p1

DECLARATION OF Kenneth Mack

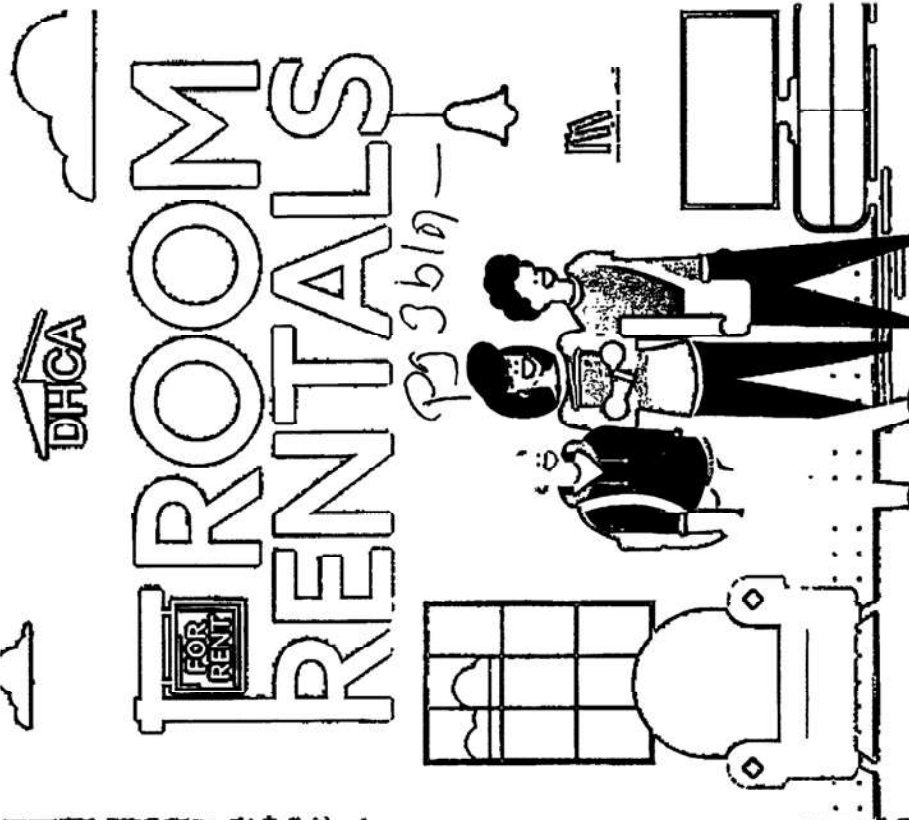
I, Kenneth Mack, declare under penalty of perjury under the laws of the United States that I reside at 7708 Oldchester Road, in Bethesda, Maryland. I have lived at this address for 9 years and it is my primary residence. I object to the application of Flavia Favali for an ADU license for the property 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.



369



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Office of Landlord-Tenant Affairs
 1401 Rockville Pike, 4th Floor, Rockville, MD 20852
 Phone: 240-777-0311 (311 within Montgomery County)
 TDD 711; Fax: 240-777-3691
www.montgomerycountymd.gov/ohca



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 Office of Landlord-Tenant Affairs
 1401 Rockville Pike, 4th Floor, Rockville, MD 20852

73: p1

FOR ROOM RENTALS?

All room rentals must have certain safety features that provide a warning in case of fire or carbon monoxide leaks and facilitate leaving in case of an emergency (see items in the figure on next page).

ALL ROOM RENTALS MUST HAVE:

1. A working lithium ion sealed battery smoke detector with a hush button;
2. A working carbon monoxide (CO) detector if the home has fuel-burning appliances, a fireplace, or an attached garage;
3. A ceiling height of at least 7 feet;
4. Rooms of at least 7 feet in width and have a total of 70 square feet of habitable space if occupied by one person, and at least fifty (50) square feet of habitable space per person if occupied by more than one person; and
5. A thumb turn latch on the inside of any exit door with a deadbolt lock.

IF THE ROOM IS IN A BASEMENT, IT MUST HAVE:

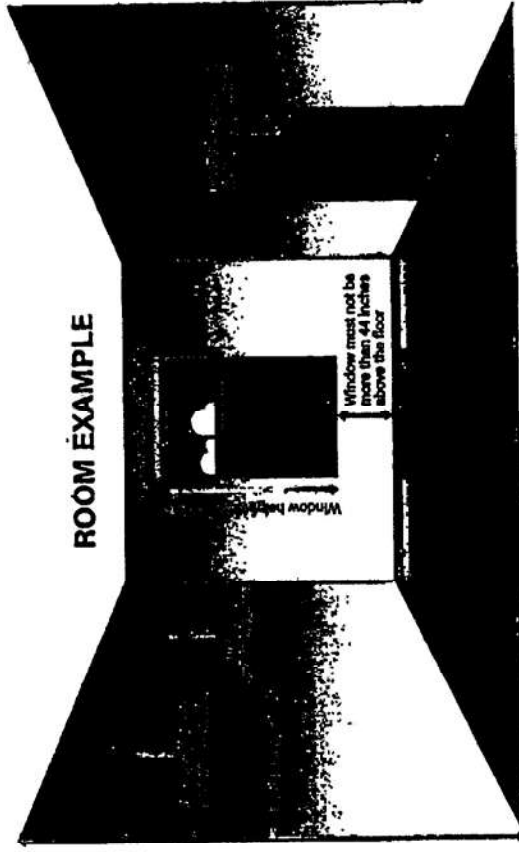
1. A window that is at least a 20 inches wide, 24 inches in height, and is not more than 44 inches above the floor to opening; and
2. A window that has at least a 5 square foot net clear opening.

Basement rooms often have additional safety concerns and, thus, must meet additional requirements to ensure safe egress in case of an emergency.

These additional requirements (see items in the figure on next page) apply to tenants renting basement rooms and to owner-landlords occupying basement rooms.

Tenants who rent basement rooms or owners who occupy basement rooms that are missing any of these required safety features are living in potentially dangerous units. Call Housing Code Enforcement at 240-777-0311 if you have any questions about the safety or legality of a basement room rental.

ROOM EXAMPLE



While tenants who rent rooms in owner-occupied homes are not covered by Chapter 29 of the Montgomery County Code, the Office of Landlord-Tenant Affairs does answer questions from both landlords and tenants regarding their rights in room rental situations.

We encourage landlords to use the free model Room Rental lease available on our website that complies with applicable State and County law. It can provide necessary information and help avoid misunderstandings going forward. Remember, renting rooms can be a positive experience if both parties follow the law and exercise good judgment and common courtesy.

73p2

SCP 1 7 -
F-4 p1

Steph <lyzell88@gmail.com>

2/5/2025 10:47 AM

Re: monthly rent = \$124.78

To flavia favall <thehousethatraybuilt@comcast.net>

Since I moved in 2 years ago you've always been living here...so I have no clue what proof they have saying otherwise

I work in-office for a local non profit M-Th so maybe Muhammed or Jeff can send them a letter of verification since they're at home mostly?

- Steve

On Wed, Feb 5, 2025 at 10:36 AM Steph <lyzell88@gmail.com> wrote:

A zoom call? sounds sketchy, plus ANYONE can claim to be a 'lawyer' for intimidation purposes.

Is there a Maryland court order anywhere in this?

On Wed, Feb 5, 2025 at 10:19 AM flavia favall <thehousethatraybuilt@comcast.net> wrote:

this is what jeff said....something like that:
ALCON:

I, Jeff Szabla, have been resident renting at 7709 Oldchester Road, Bethesda, MD, since about May 14, 2021. I split my time between Bethesda, MD and St. Petersburg, FL. I generally spend 60% of time at 7709 and other 40% of time in St. Petersburg, FL, my permanent and family residence. I have worked at Walter Reed National Military Medical Center since June, 2018, as Network Security Operations Center Branch Chief / Director.

Since at least January, 1, 2024 and during my presence at 7709, Flavia Favall has been living at 7709. She has been helpful and courteous to me and others.

My experience at 7709 has been excellent. My job is very demanding and having a quiet, close, friendly atmosphere has been a blessing. I am perplexed on why there appears to be animosity by neighbors around Flavia's residence.

Thanks for your time. Feel free to contact me at 301-337-1555 if you have questions or concerns.

Jeff Szabla

On 02/05/2025 9:20 AM EST Steph <lyzell88@gmail.com> wrote:

Utilities payment sent. What exactly do you need from me - specifically?

On Tue, Feb 4, 2025 at 4:00 PM flavia favall <thehousethatraybuilt@comcast.net> wrote:

366

3085213
4:42

Muhammed Muhie <mmuhie35@gmail.com>

2/4/2025 5:18 PM

Re: monthly rent = \$124.78

To flavia favali <thehousethatraybuilt@comcast.net>

This is Mr. Muhie. Tenant of 7709 oldchester since Feb 2022. Since Feb 2023, Ms Flavia has made 7709 her principal residence and stayed here since. I have seen and interacted with her on a daily frequency. Furthermore, I'd find her car parked in the driveway, and given she lives in the same hall as me. I'd see the light in her room and hear activity, signaling she was here. So either by interacting with her most days, or hearing her I can confidently say she has fully lived here the past couple years.

On Tue, Feb 4, 2025 at 4:00 PM flavia favali <thehousethatraybuilt@comcast.net> wrote:

And this is what went on in the 2.5 hour zoom meeting on dec 9th: " Additionally, the Hearing Examiner finds significant the fact that Ms. Favali "provided no witness to support her claim of occupancy, not even the current tenants at the subject property."

so if you would be so kind to reply to this email and say that you moved in on (if you forget i can email it to you) and since last feb 2023 when i was out of my wheelchair and could again walk that i made 7709 oldchester rd my principal residence and that you see me on a daily basis

thanks - i was trying not to involve you - this is really surreal 9 of the neighbors on the street (mostly lawyers) signed documents (on the coffee table if you are mildly interested in seeing who) that they haven't seen me in a year....i guess with today's news this might not be that surreal

cheers

flavia

347

#36 PG 3A-5
74P3

Jeff Szabla <jszabla@yahoo.com>

2/5/2025 7:55 AM

Re: monthly rent = \$124.78

To flavia favali <thehousethatraybuilt@comcast.net>

ALCON:

I, Jeff Szabla, have been resident renting at 7709 Oldchester Road, Bethesda, MD, since about May 14, 2021. I split my time between Bethesda, MD and St. Petersburg, FL. I generally spend 60% of time at 7709 and other 40% of time in St. Petersburg, FL, my permanent and family residence. I have worked at Walter Reed National Military Medical Center since June, 2018, as Network Security Operations Center Branch Chief / Director.

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Thanks for your time. Feel free to contact me at 301-337-1555 if you have questions or concerns.

Jeff Szabla

On Tuesday, February 4, 2025 at 04:00:08 PM EST, flavia favali <thehousethatraybuilt@comcast.net> wrote:

And this is what went on in the 2.5 hour zoom meeting on dec 9th: "Additionally, the Hearing Examiner finds significant the fact that Ms. Favali "provided no witness to support her claim of occupancy, not even the current tenants at the subject property."

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368

12/10/25, 12:25 PM

Xfinity Connect Re: Pics with my car in background of something that ONLY Printout

EMAIL # 26 285-288
EMAIL # 27 289-292

Jony Guisao-Ospina <jony.guisao@montgomerycountymd.gov>

12/4/2025 10:57 AM

Re: Pics with my car in background of something that ONLY

To Flavia Favali <flavia4222@comcast.net>

EMAIL # 28 293-296
EMAIL # 30 297-300

EMAIL # 1 285-288 ✓

Hi Ms. Favali.

EMAIL # 31 301-304
EMAIL # 32

EMAIL # 2 27-41 ✓

Please note that if you included any pictures in the email referenced below—or in the other emails you sent—I did not receive those attachments on my end.

Best,

EMAIL # 33
EMAIL # 34
EMAIL # 35

EMAIL # 3 42-59 ✓
EMAIL # 4 69-70 ✓
EMAIL # 5 71-78 ✓



Jony Alexander Guisao-Ospina
Administrative Specialist I
Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, MD 20850
Work 240-777-6661

EMAIL # 6 79-89 ✓
EMAIL # 7 90-97 ✓
EMAIL # 8 98-108 ✓
EMAIL # 9 109-119 ✓

EMAIL # 36
EMAIL # 37

EMAIL # 10 120-122 ✓

From: Flavia Favali <flavia4222@comcast.net>

Sent: Saturday, November 29, 2025 11:17 AM EMAIL # 38

To: Guisao-Ospina, Jony <jony.guisao@montgomerycountymd.gov>

Cc: flavia4222@gmail.com <flavia4222@gmail.com>

Subject: Re: Pics with my car in background of something that ONLY

EMAIL # 11 123-133 ✓

EMAIL # 12 134-146 ✓

EMAIL # 13 147-156 ✓

EMAIL # 14 157-165 ✓

EMAIL # 15 166-170 ✓

EMAIL # 16 171-187 ✓

[EXTERNAL EMAIL]

> On 11/25/2025 6:17 PM EST Library Document Station <scan@pgcmls.info> wrote:

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> happened from the 18th of November 2024 till the 24th of Nov 2024



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EMAIL # 18 199-211 ✓

EMAIL # 19 212-221 ✓

EMAIL # 20 222-233 ✓

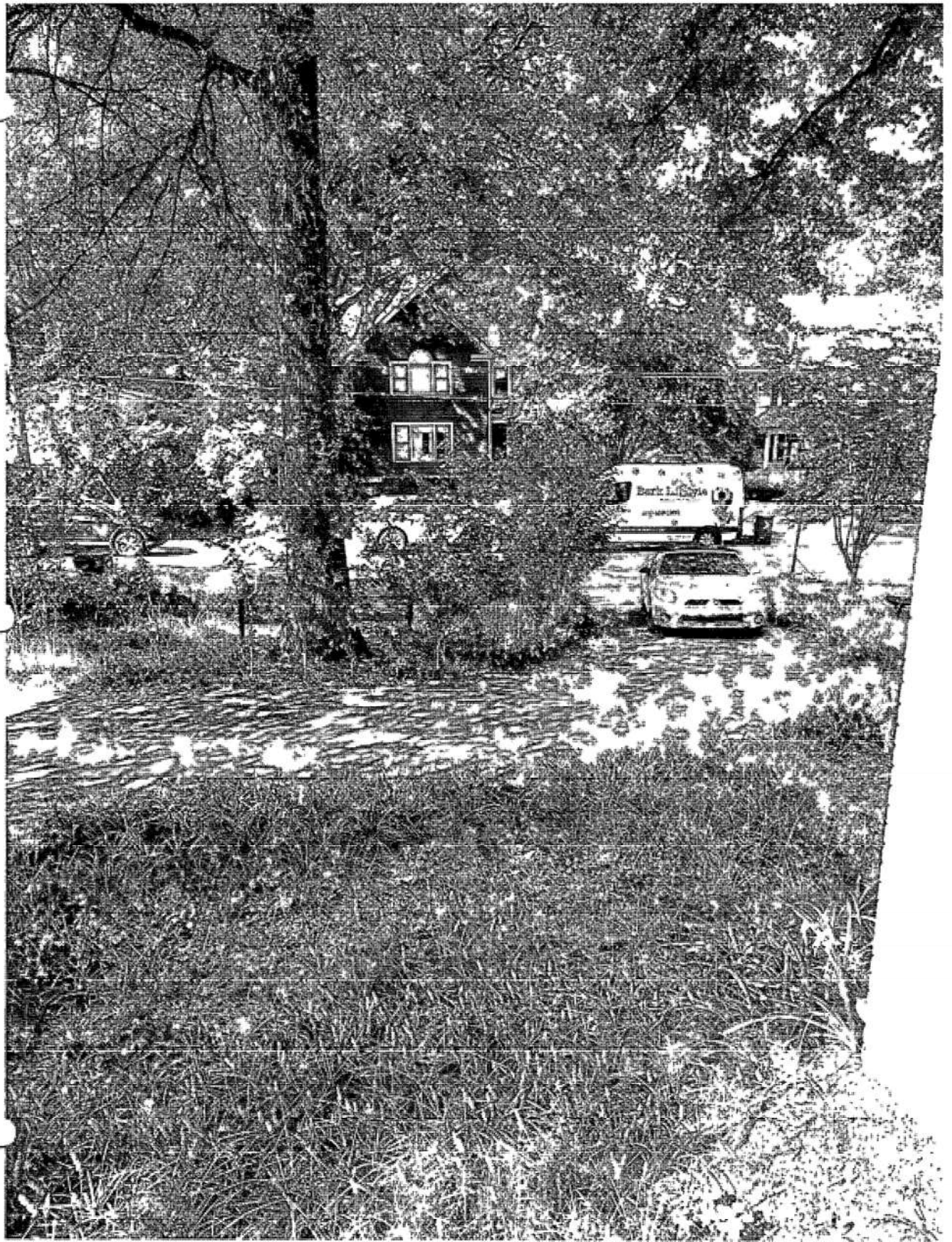
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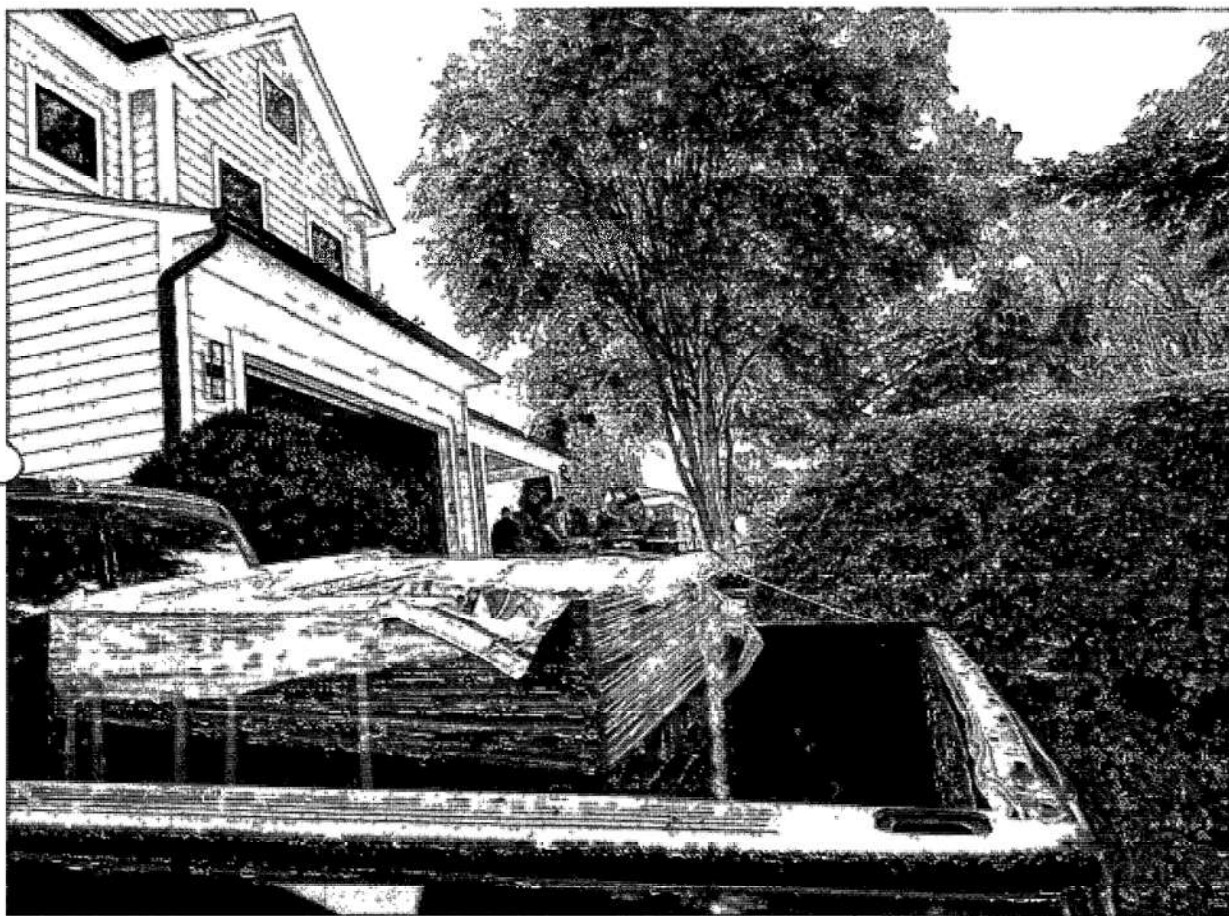


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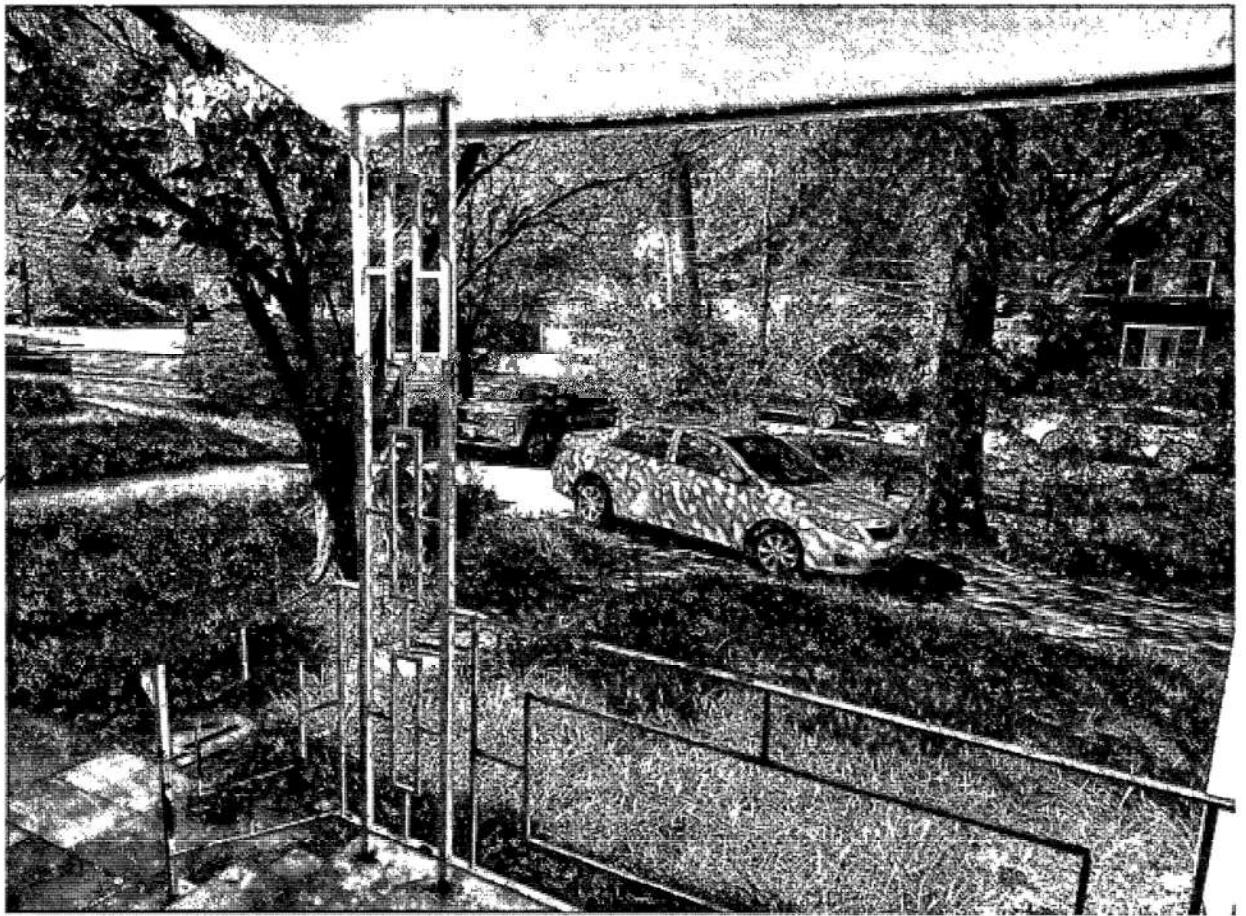
42 2nd with a view



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357

EMAIL # 26 265-289
 EMAIL # 27 285-288

Jony Guisao-Ospina <jony.guisao@montgomerycountymd.gov>

12/4/2025 10:57 AM

Re: Pics with my car in background of something that ONLY

To Flavia Favali <flavia4222@comcast.net>

EMAIL # 28 289-292
 EMAIL # 29 293-296
 EMAIL # 30 297-300

EMAIL # 1 PSS
26 ✓

Hi Ms. Favali.

EMAIL # 31 301-304
 EMAIL # 32 _____

EMAIL # 2 27-41 ✓

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Best,

EMAIL # 33 _____
 EMAIL # 34 _____
 EMAIL # 35 _____

EMAIL # 3 42-55 ✓EMAIL # 4 69-70 ✓EMAIL # 5 71-78 ✓EMAIL # 6 79-89 ✓EMAIL # 7 90-97 ✓EMAIL # 8 98-108 ✓EMAIL # 9 109-119 ✓

Jony Alexander Guisao-Ospina
 Administrative Specialist I
 Office of Zoning and Administrative Hearings
 Montgomery County, Maryland
 100 Maryland Avenue, Room 200
 Rockville, MD 20850
 Work 240-777-6661

EMAIL # 36 _____

EMAIL # 37 _____

EMAIL # 10 120-122 ✓

From: Flavia Favali <flavia4222@comcast.net>

Sent: Saturday, November 29, 2025 11:17 AM EMAIL # 38 _____

To: Guisao-Ospina, Jony <jony.guisao@montgomerycountymd.gov>

Cc: flavia4222@gmail.com <flavia4222@gmail.com>

Subject: Re: Pics with my car in background of something that ONLY

EMAIL # 40 _____

EMAIL # 11 123-133 ✓EMAIL # 12 139-146 ✓EMAIL # 13 147-156 ✓EMAIL # 14 157-165 ✓EMAIL # 15 166-170 ✓EMAIL # 16 171-187 ✓

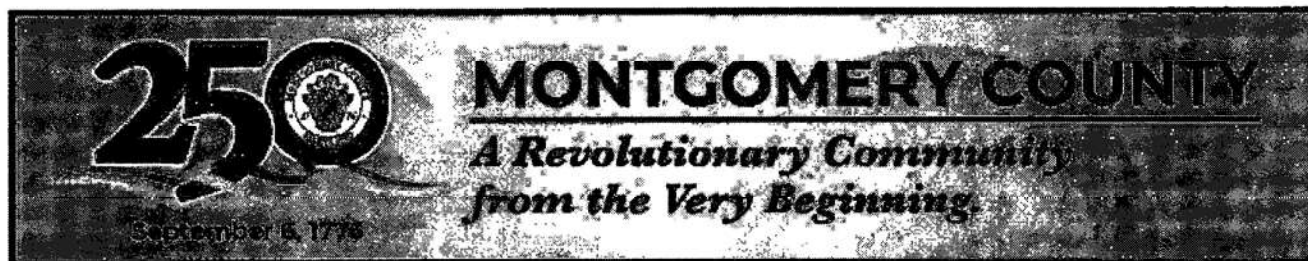
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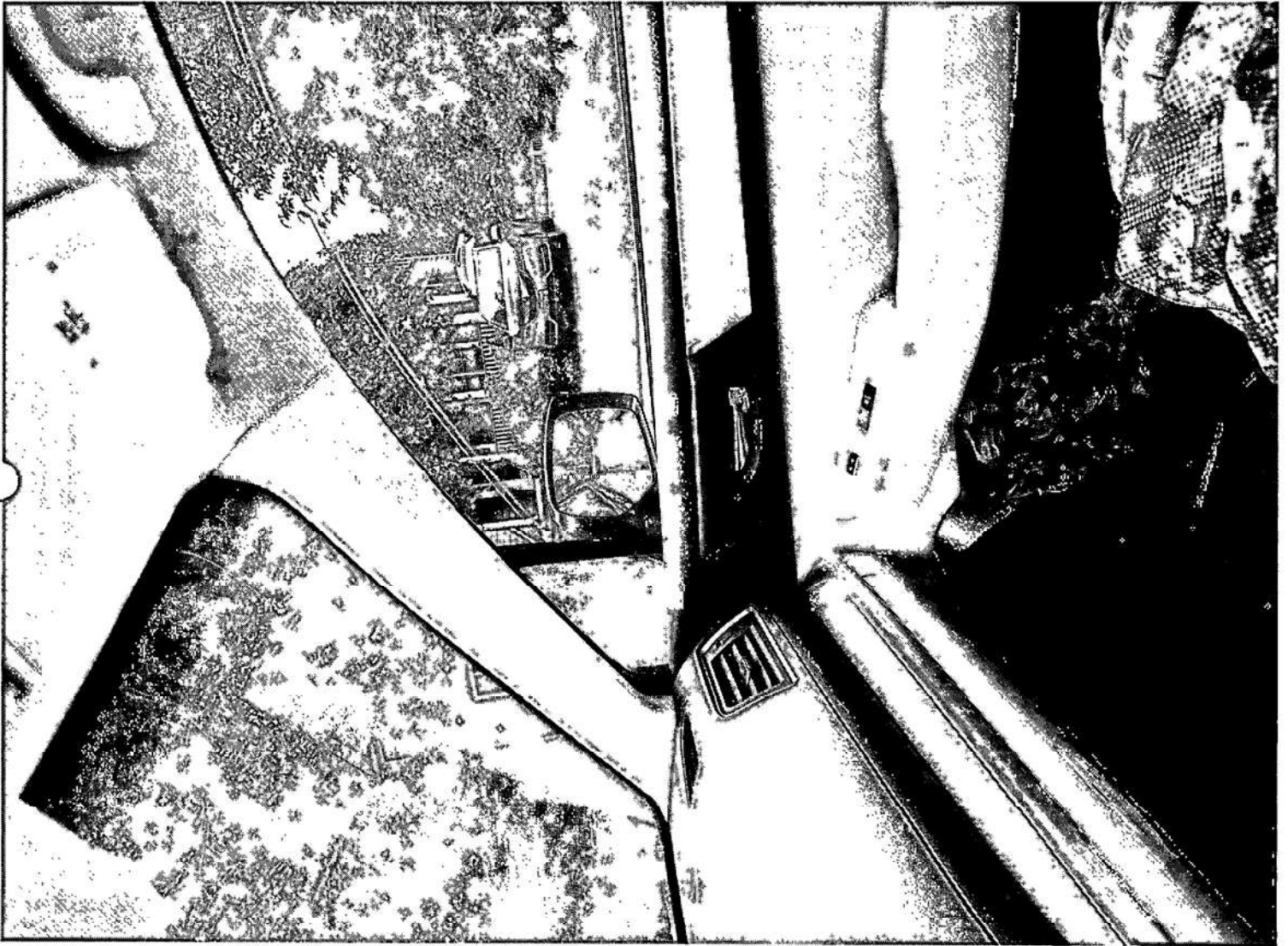
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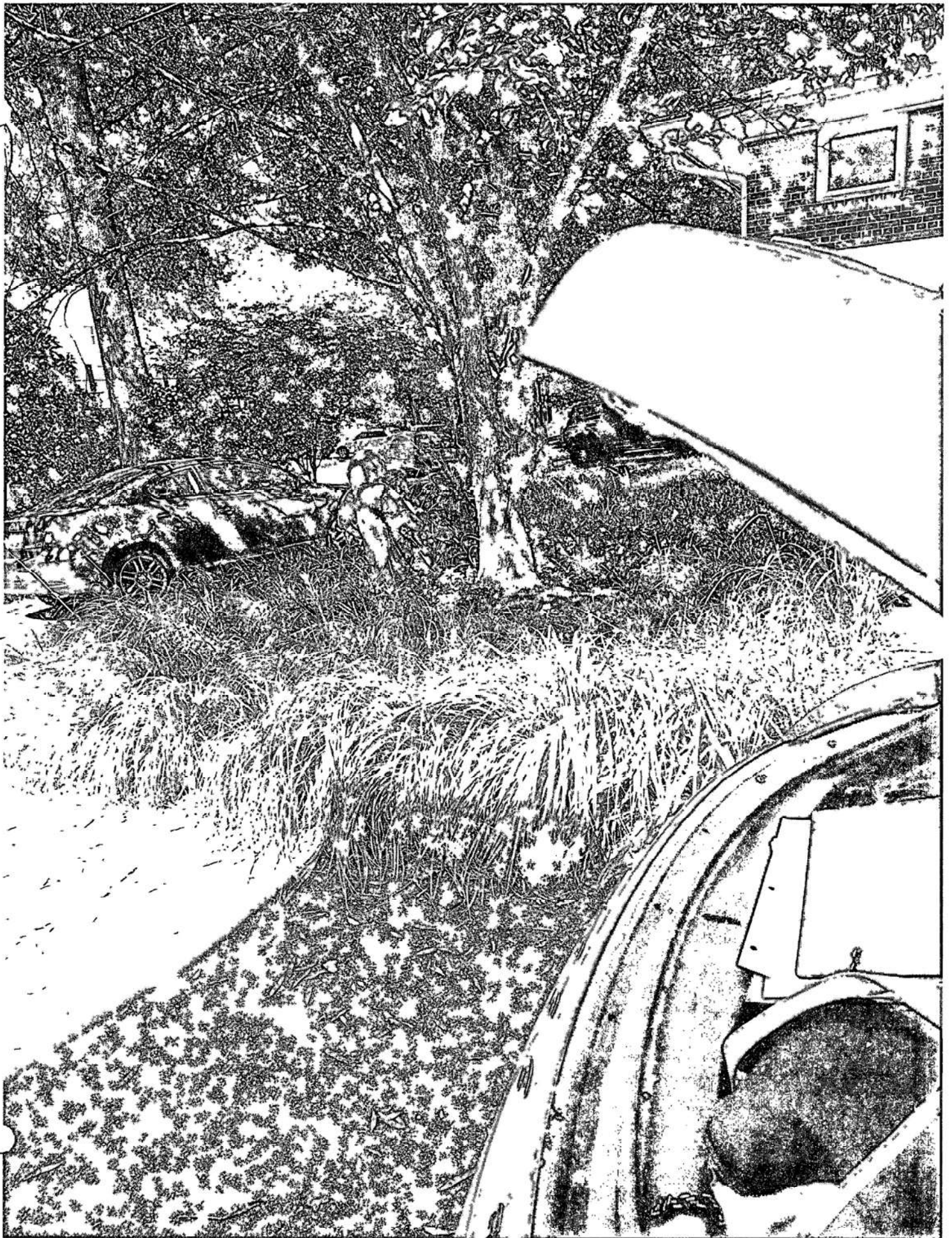
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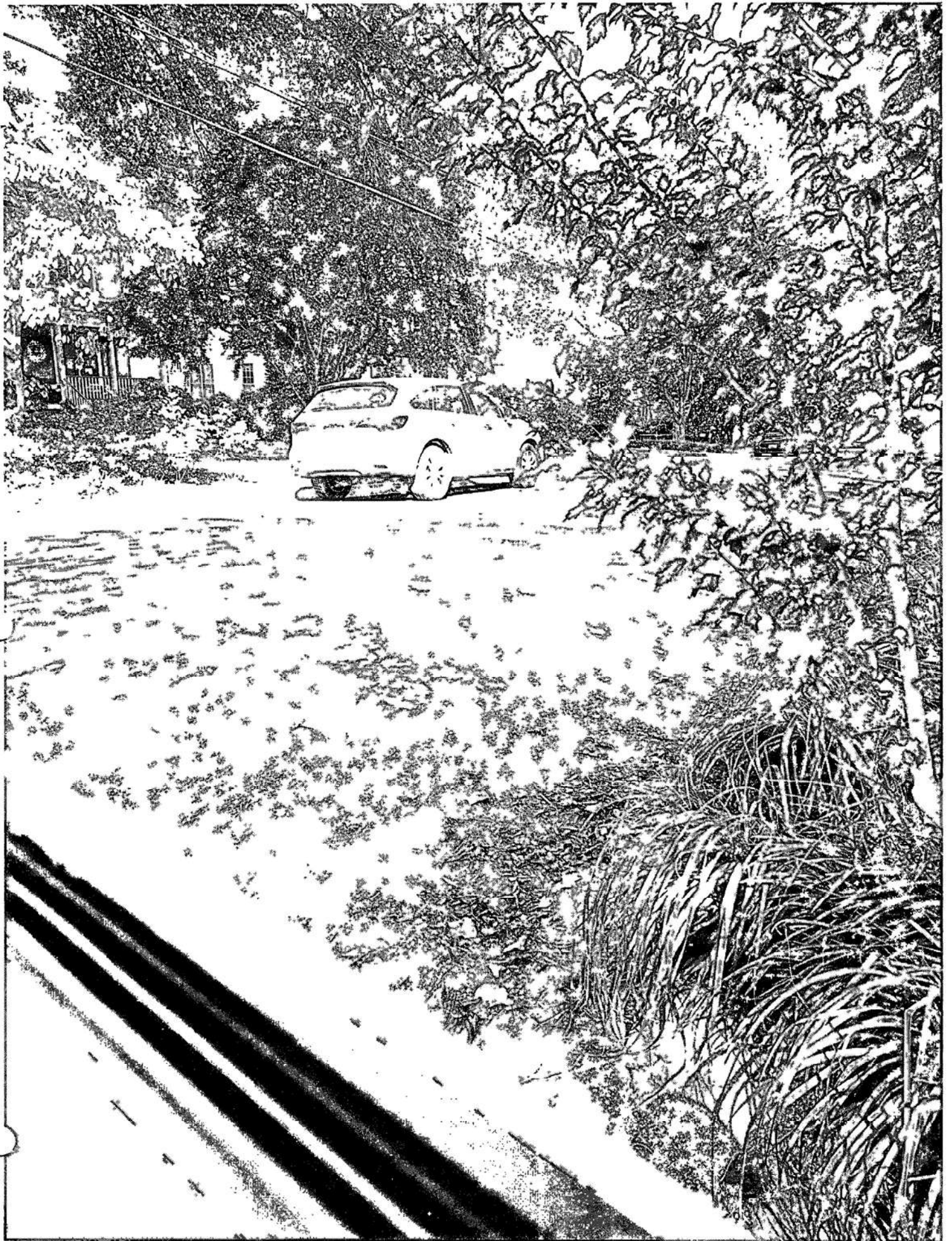
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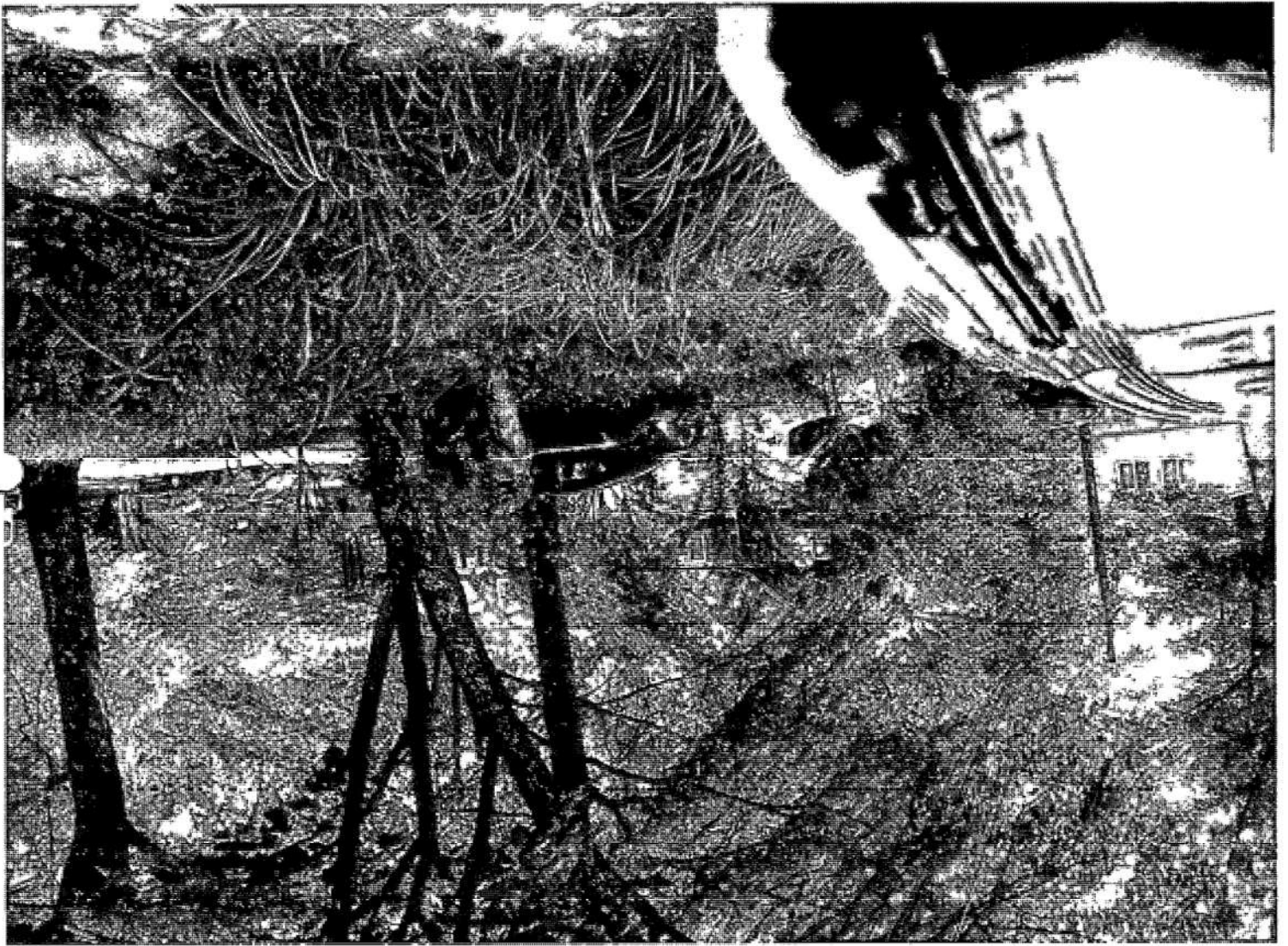








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01 4th 1st W. M. 1 W. M.



392



343

12/10/25, 12:25 PM

Xfinity Connect Re: Pics with my car in background of something that ONLY Printout

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Administrative Specialist I
Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, MD 20850
Work 240-777-6661

From: Flavia Favali <flavia4222@comcast.net>

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To: Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>

Cc: flavia4222@gmail.com <flavia4222@gmail.com>

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EMAIL # 6 79-89

EMAIL # 7 90-97

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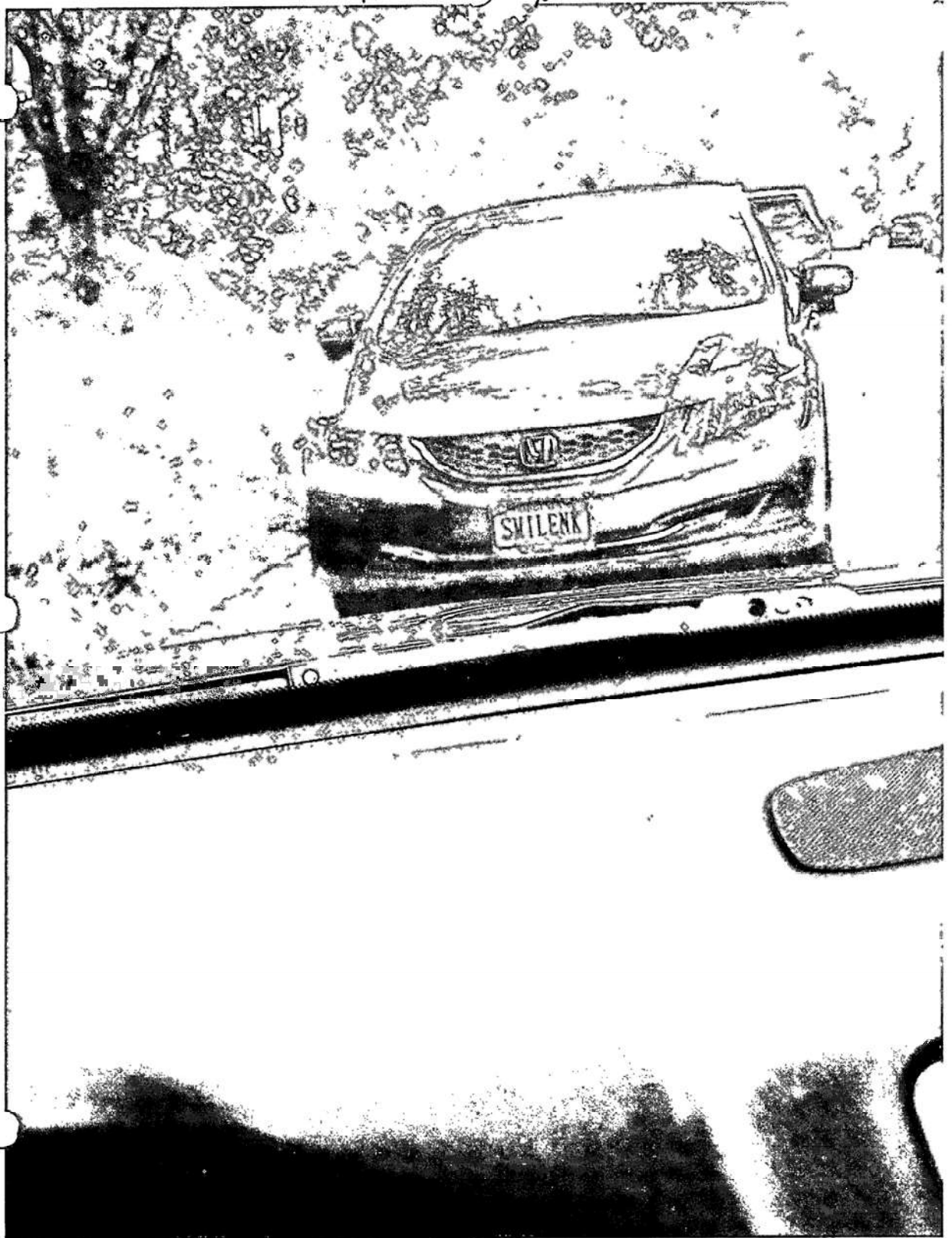
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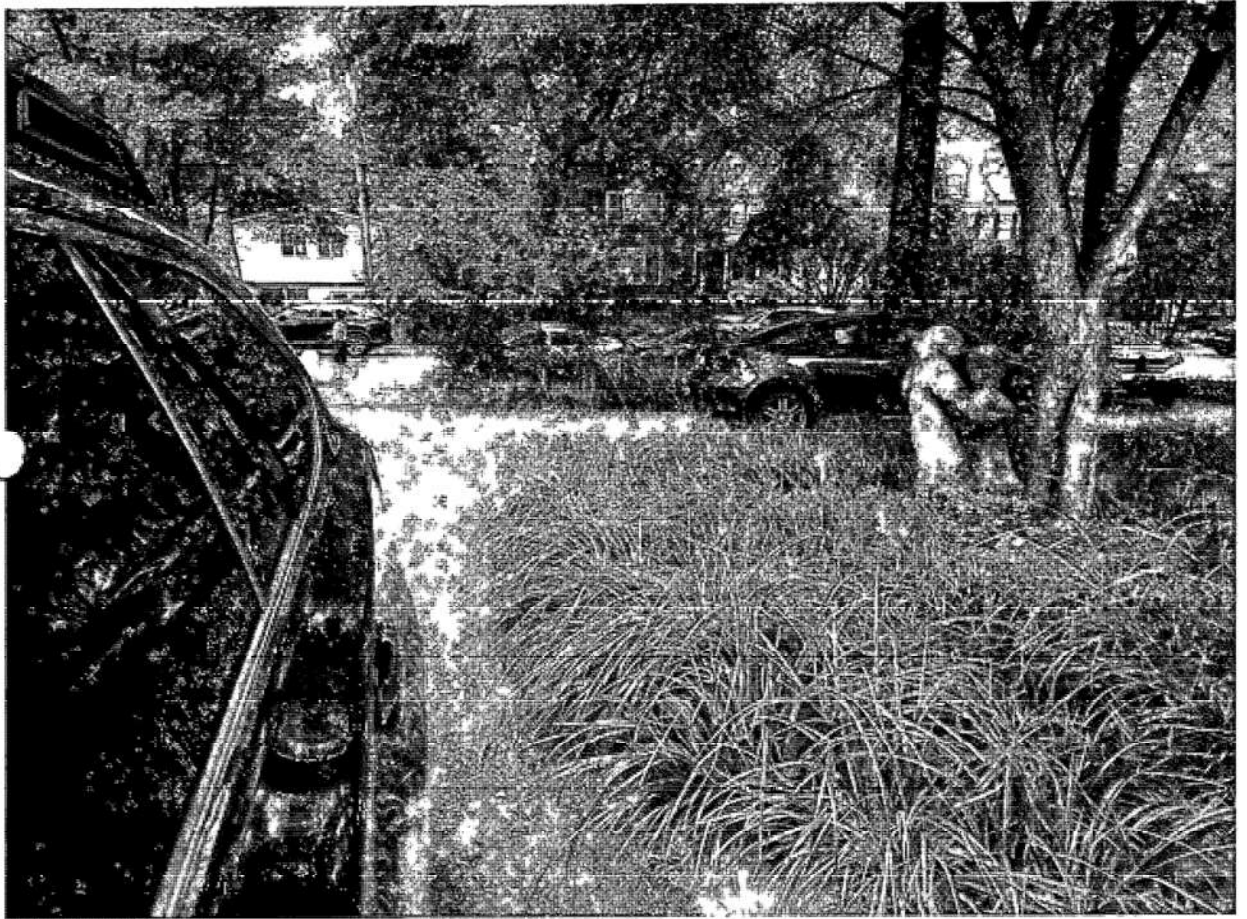
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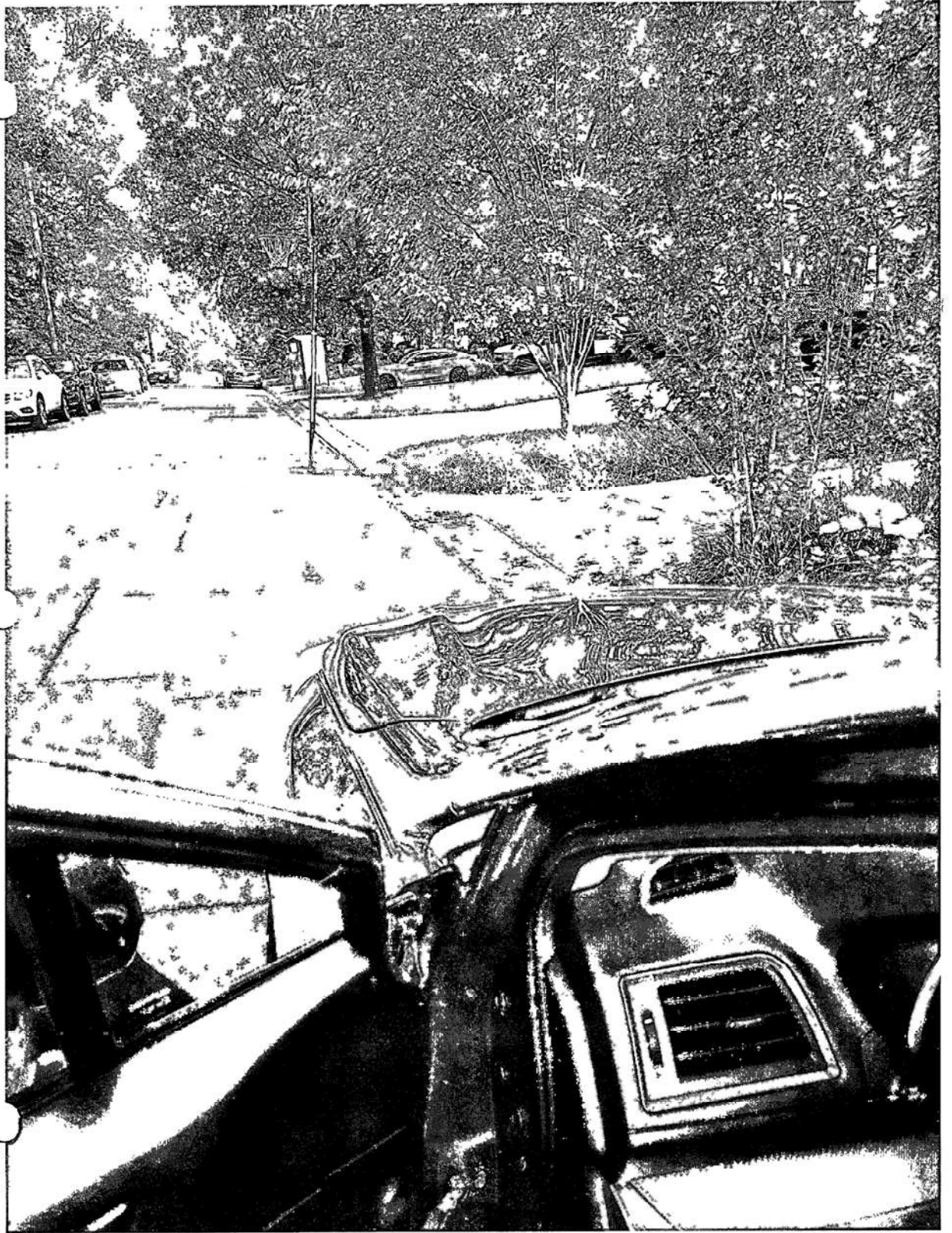
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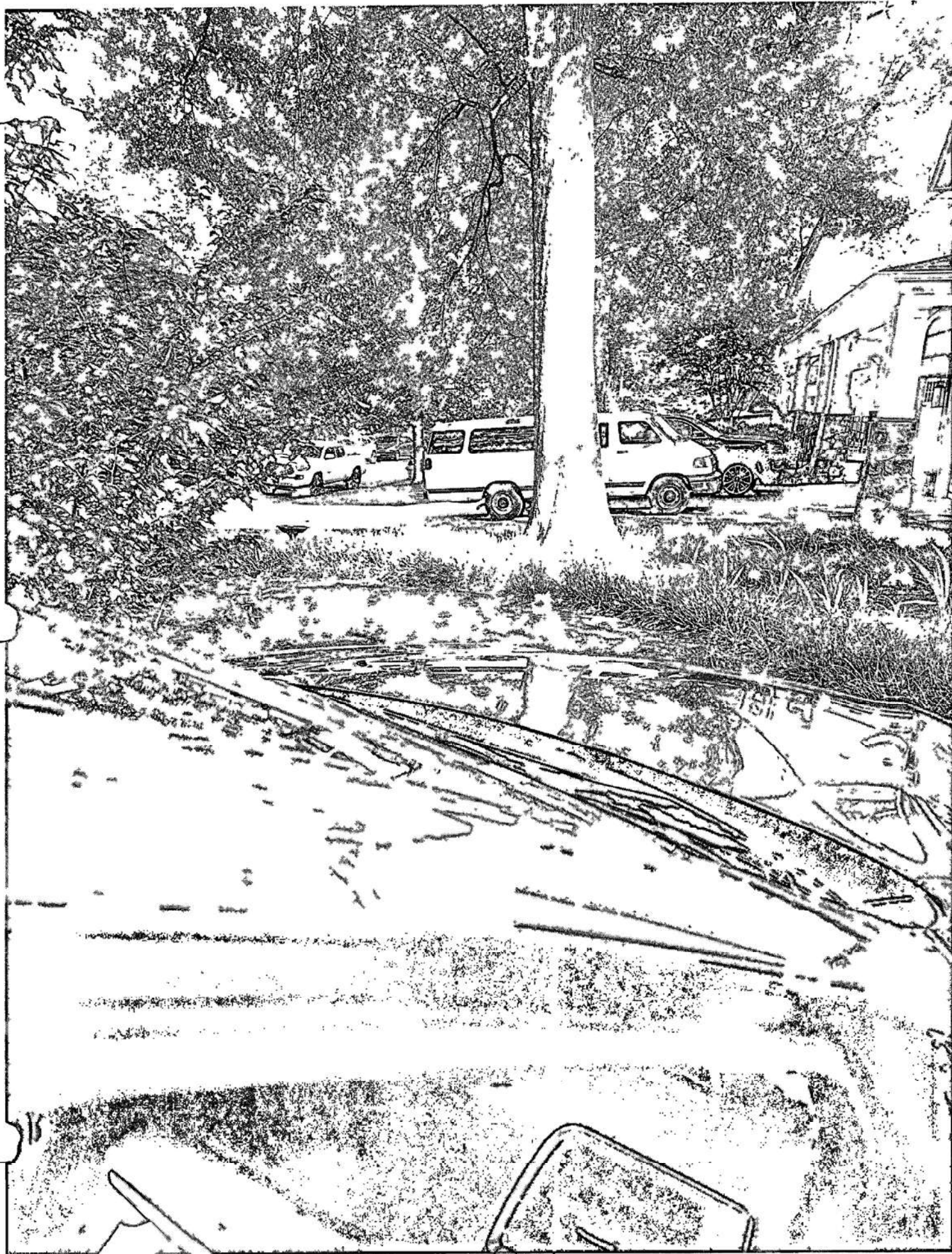
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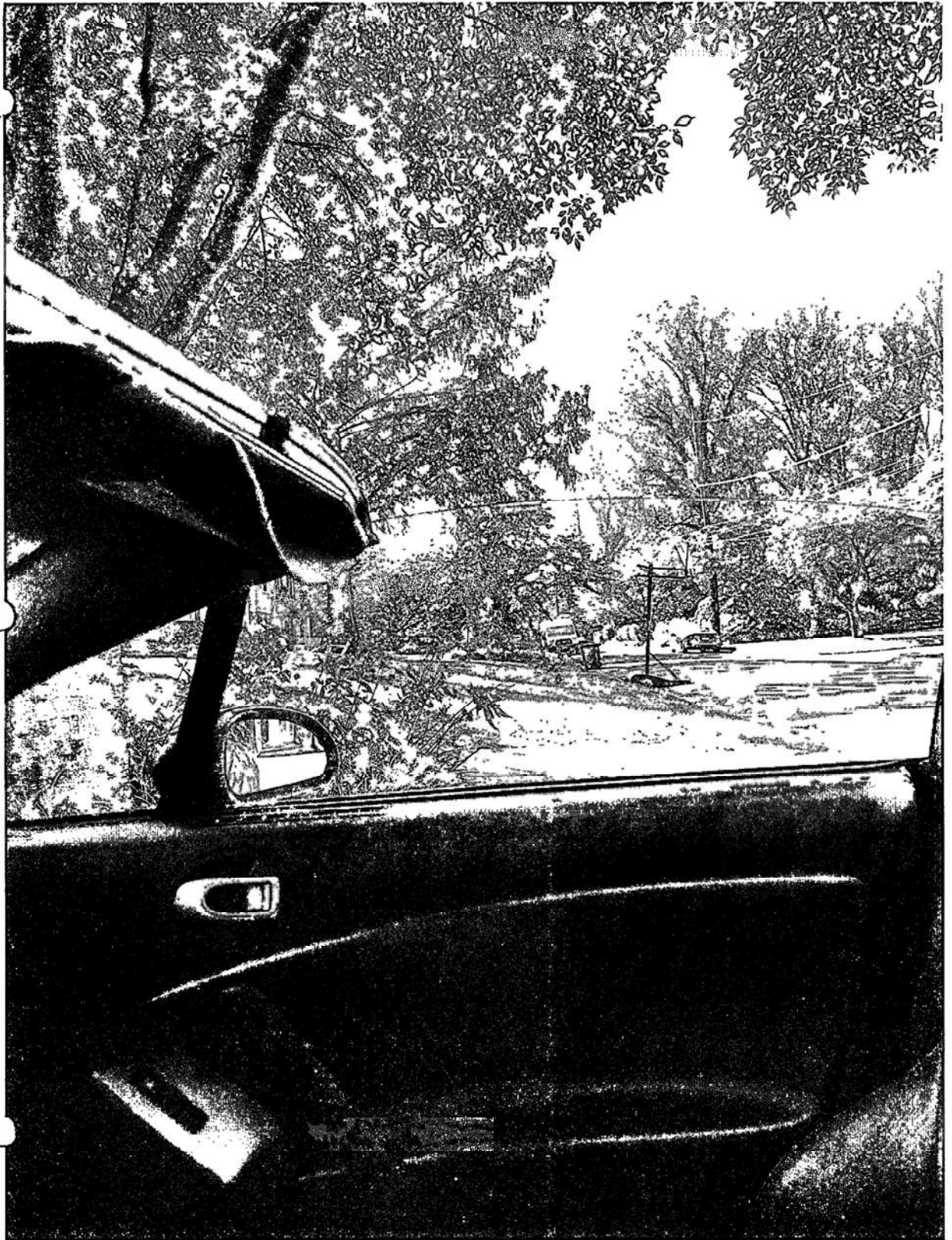




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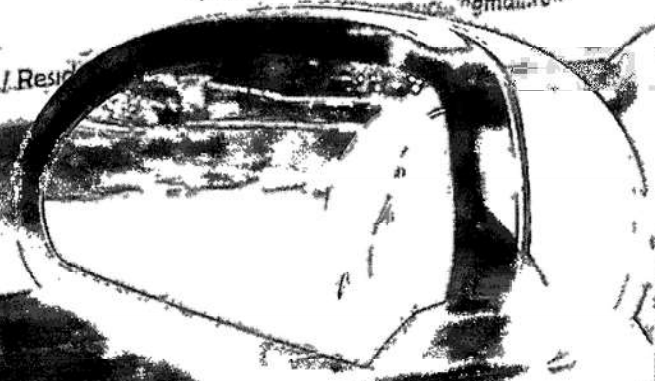
40 year old truck



**FAMILY FIRE SERVICE
and PLUMBING LLC.**
Installation - Design - Service
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NO. 8**
Commercial / Residential

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familyfire@gmail.com



335

12/10/25, 12:25 PM

Xfinity Connect R6_Pics with my car in background of something that ONLY Printout

Jony Gulsao-Ospina <jony.gulsao@montgomerycountymd.gov>

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To Flavia Favali <flavia4222@comcast.net>

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Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, MD 20850
Work 240-777-6661

From: Flavia Favali <flavia4222@comcast.net>

Sent: Saturday, November 29, 2025 11:17 AM

To: Gulsao-Ospina, Jony <jony.gulsao@montgomerycountymd.gov>

Cc: flavia4222@gmail.com <flavia4222@gmail.com>

Subject: Re: Pics with my car in background of something that ONLY

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EMAIL # 31 301-304

EMAIL # 32

EMAIL # 33

EMAIL # 34

EMAIL # 35

EMAIL # 36

EMAIL # 37

EMAIL # 1 PJS 26✓

EMAIL # 2 27-41✓

EMAIL # 3 42-59✓

EMAIL # 4 60-70✓

EMAIL # 5 71-78✓

EMAIL # 6 79-89✓

EMAIL # 7 90-97✓

EMAIL # 8 98-108✓

EMAIL # 9 109-119✓

EMAIL # 10 120-122✓

EMAIL # 11 123-133✓

EMAIL # 12 134-146✓

EMAIL # 13 147-156✓

EMAIL # 14 157-165✓

EMAIL # 15 166-170✓

EMAIL # 16 171-187✓

EMAIL # 17 188-198✓

EMAIL # 18 199-211✓

EMAIL # 19 212-221✓

EMAIL # 20 222-233✓

EMAIL # 21 234-236✓

EMAIL # 22 237-246✓

EMAIL # 23 247-257✓

EMAIL # 24 258-266✓

EMAIL # 25 267-279✓

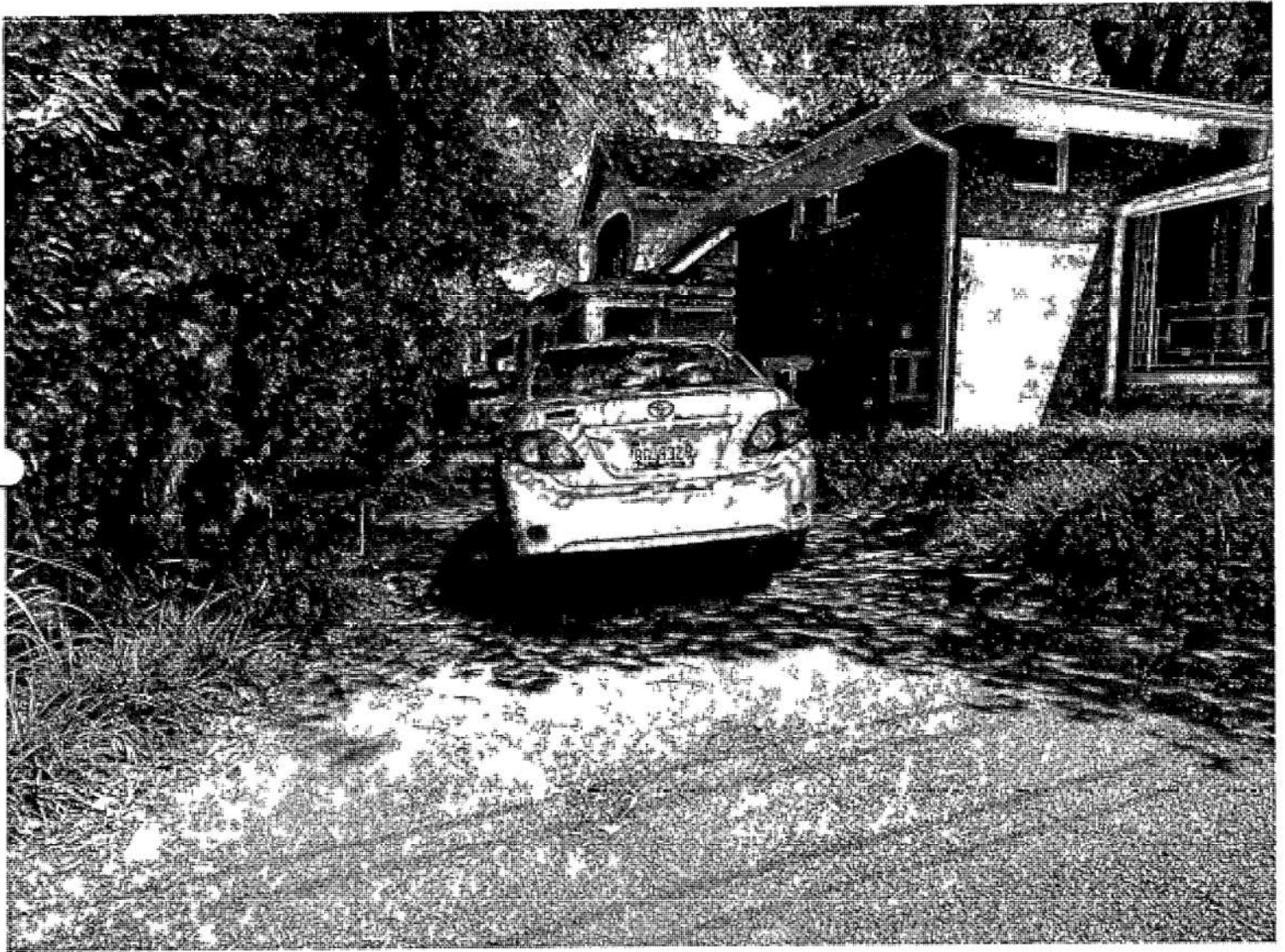


332



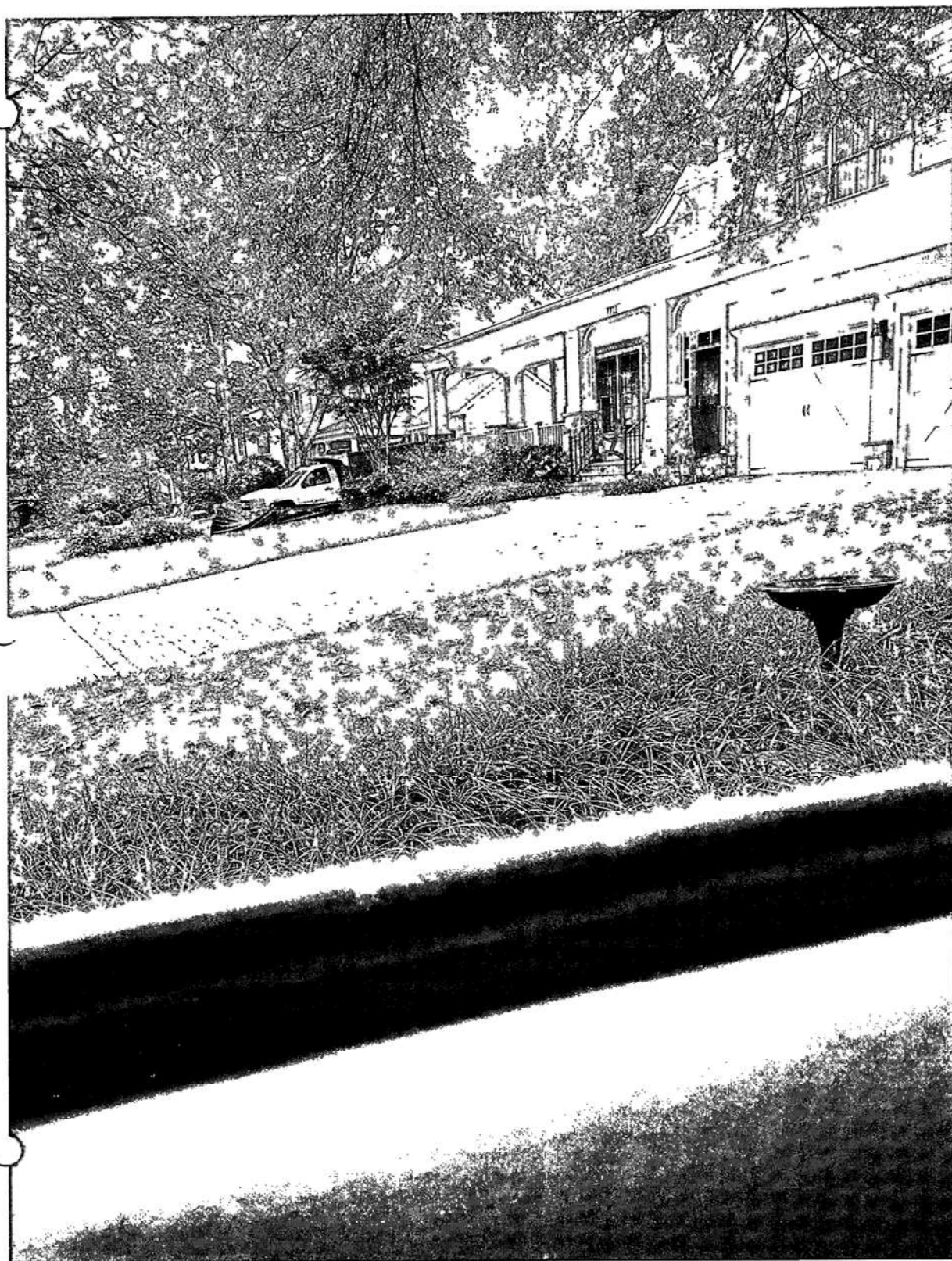


334



335





337

12/10/25, 12:25 PM

Xfinity Connect Re: Pics with my car in background of something that ONLY Printout

Jony Guisao-Ospina <jony.guisao@montgomerycountymd.gov>

12/4/2025 10:57 AM

Re: Pics with my car in background of something that ONLY

To Flavia Favali <flavia4222@comcast.net>

Hi Ms. Favali.

Please note that if you included any pictures in the email referenced below—or in the other emails you sent—I did not receive those attachments on my end.

Best,



Jony Alexander Guisao-Ospina
Administrative Specialist I
Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, MD 20850
Work 240-777-6661

From: Flavia Favali <flavia4222@comcast.net>

Sent: Saturday, November 29, 2025 11:17 AM

To: Guisao-Ospina, Jony <jony.guisao@montgomerycountymd.gov>

Cc: flavia4222@gmail.com <flavia4222@gmail.com>

Subject: Re: Pics with my car in background of something that ONLY

[EXTERNAL EMAIL]

> On 11/25/2025 6:17 PM EST Library Document Station <scan@pgcmls.info> wrote:

>

>

> happened from the 18th of November 2024 till the 24th of Nov 2024



- Outlook-34m15cu.png (46 KB)

https://connect.xfinity.com/appsuite/v=7.10.6-50.20251006.082304/print.html?print_1765387515650

EMAIL # 26 283-284
EMAIL # 27 285-288

EMAIL # 28 289-292

EMAIL # 29 293-296

EMAIL # 30 297-300

EMAIL # 31 301-304

EMAIL # 32

EMAIL # 33

EMAIL # 34

EMAIL # 35

EMAIL # 36

EMAIL # 37

EMAIL # 38

EMAIL # 39

EMAIL # 40

EMAIL # 1 286 ✓

EMAIL # 2 27-41 ✓

EMAIL # 3 42-59 ✓

EMAIL # 4 69-70 ✓

EMAIL # 5 71-78 ✓

EMAIL # 6 79-89 ✓

EMAIL # 7 90-97 ✓

EMAIL # 8 98-108 ✓

EMAIL # 9 109-119 ✓

EMAIL # 10 120-122 ✓

EMAIL # 11 123-133 ✓

EMAIL # 12 134-146 ✓

EMAIL # 13 147-156 ✓

EMAIL # 14 157-165 ✓

EMAIL # 15 166-170 ✓

EMAIL # 16 171-187 ✓

EMAIL # 17 188-198 ✓

EMAIL # 18 199-211 ✓

EMAIL # 19 212-221 ✓

EMAIL # 20 222-233 ✓

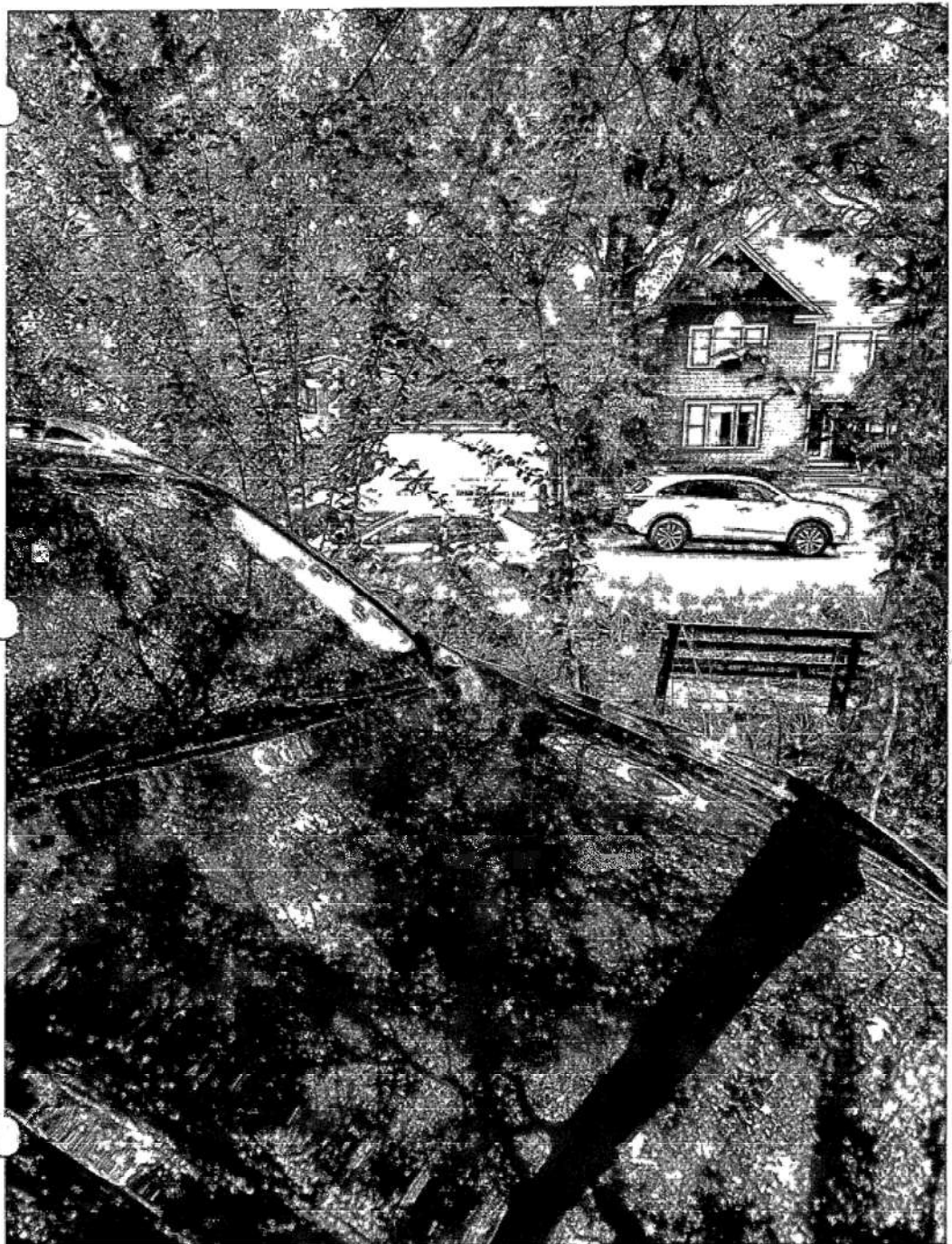
EMAIL # 21 234-236 ✓

EMAIL # 22 237-246 ✓

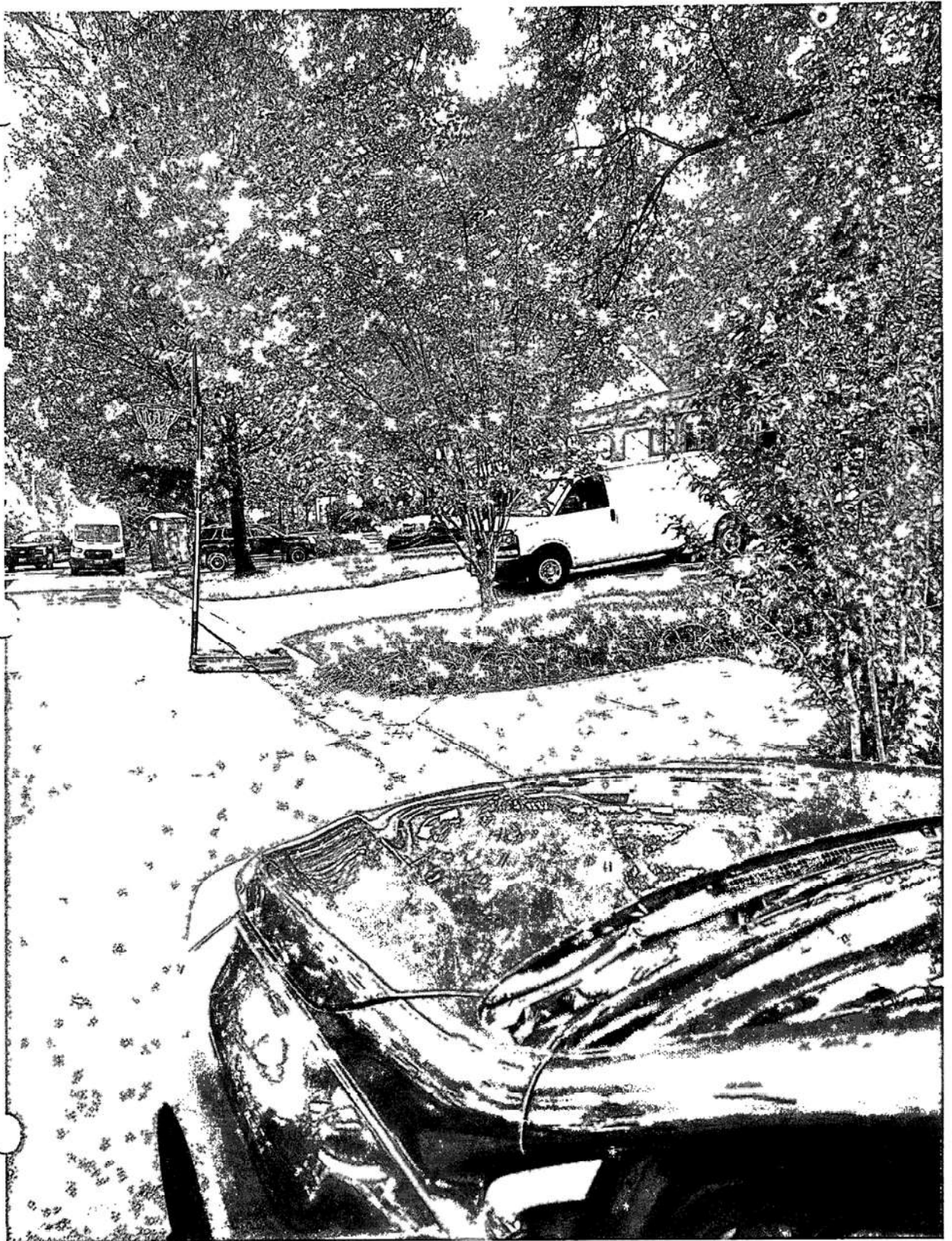
EMAIL # 23 247-257 ✓

EMAIL # 24 258-266 ✓

EMAIL # 25 267-277 ✓









329



830

WM#38
2nd
WM 7
Oct



331

12/10/25, 12:25 PM

Xfinity Connect Re: Pics with my car in background of something that ONLY Printout

EMAIL # 26 285-289
EMAIL # 27 285-288

Jony Guisao-Ospina <jony.guisao@montgomerycountymd.gov>

12/4/2025 10:57 AM

Re: Pics with my car in background of something that ONLY

To Flavia Favali <flavia4222@comcast.net>

EMAIL # 28 289-292
EMAIL # 29 293-296
EMAIL # 30 297-300
EMAIL # 31 301-304
EMAIL # 32 _____

EMAIL # 1 PSS
EMAIL # 2 27-41 ✓

Hi Ms. Favali.

Please note that if you included any pictures in the email referenced below—or in the other emails you sent—I did not receive those attachments on my end.

Best,



Jony Alexander Guisao-Ospina
Administrative Specialist I
Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, MD 20850
Work 240-777-6661

EMAIL # 33 _____
EMAIL # 34 _____
EMAIL # 35 _____
EMAIL # 36 _____
EMAIL # 37 _____

EMAIL # 3 92-99 ✓
EMAIL # 4 69-70 ✓
EMAIL # 5 71-78 ✓
EMAIL # 6 79-89 ✓
EMAIL # 7 90-97 ✓
EMAIL # 8 98-108 ✓
EMAIL # 9 109-119 ✓
EMAIL # 10 120-122 ✓

From: Flavia Favali <flavia4222@comcast.net>

Sent: Saturday, November 29, 2025 11:17 AM EMAIL # 38 _____

To: Guisao-Ospina, Jony <jony.guisao@montgomerycountymd.gov>

Cc: flavia4222@gmail.com <flavia4222@gmail.com>

Subject: Re: Pics with my car in background of something that ONLY

[EXTERNAL EMAIL]

> On 11/25/2025 6:17 PM EST Library Document Station <scan@pgcmls.info> wrote:

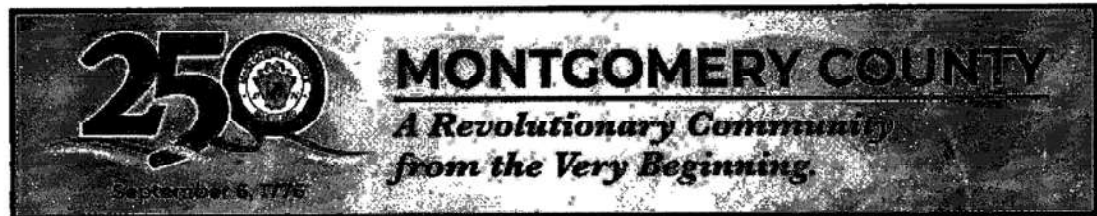
>

>

>

> happened from the 18th of November 2024 till the 24th of Nov 2024

EMAIL # 11 123-132 ✓
EMAIL # 12 139-146 ✓
EMAIL # 13 147-156 ✓
EMAIL # 14 157-165 ✓
EMAIL # 15 166-170 ✓
EMAIL # 16 171-187 ✓



• Outlook-34rn15cu.png (46 KB)

EMAIL # 17 188-198 ✓
EMAIL # 18 199-211 ✓
EMAIL # 19 212-221 ✓
EMAIL # 20 222-233 ✓
EMAIL # 21 234-236 ✓
EMAIL # 22 237-246 ✓
EMAIL # 23 247-257 ✓
EMAIL # 24 258-266 ✓
EMAIL # 25 267-279 ✓