



---

**RE: Communication Issue - CBA-1174-E**

---

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

**Date** Fri 3/27/2026 12:28 PM

**To** ellen@singer.net <ellen@singer.net>; Seancahill58@gmail.com <Seancahill58@gmail.com>

**Cc** Bil Chen <wjc@cwtm.net>; Soo Lee-Cho <sleecho@bregmanlaw.com>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; john-harris1@verizon.net <john-harris1@verizon.net>; ksbrinkman@gmail.com <ksbrinkman@gmail.com>; Meg Vandeweghe (meg.vandeweghe@gmail.com) <meg.vandeweghe@gmail.com>; larryhgreen@gmail.com <larryhgreen@gmail.com>; vivianriefberg@gmail.com <vivianriefberg@gmail.com>; rwbowe21@gmail.com <rwbowe21@gmail.com>; penny.evins@holton-arms.edu <penny.evins@holton-arms.edu>; swkauf@aol.com <swkauf@aol.com>; dariushkh@gmail.com <dariushkh@gmail.com>; stevenkalias@yahoo.com <stevenkalias@yahoo.com>; bailabailajazz@gmail.com <bailabailajazz@gmail.com>; tracykashington@gmail.com <tracykashington@gmail.com>; rimatannous@yahoo.com <rimatannous@yahoo.com>; muratt@gwu.edu <muratt@gwu.edu>; juliearthurgarcia@gmail.com <juliearthurgarcia@gmail.com>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>

Ms. Singer and Mr. Cahill, I see both of your requests to become a party of record in our files, but do not see anything from the former Hearing Examiner explicitly granting your requests, which is a requirement before becoming a party in advance of the public hearing. *OZAH Land Use Rules of Procedure*, Rule 3.2. Party status *before* the public hearing is not simply a “registration.” Under the Rule, you must demonstrate that your interests are not adequately represented by people that have already been made parties. *Id.* *Anyone who testifies at the public hearing will automatically become a party. Id.*

As I can’t determine whether the former Hearing Examiner actually granted your request to be parties, at this point I will simply treat you both as parties without further process from OZAH.

**Keep in mind that OZAH’s record in this case is available 24/7 on OZAH’s website by clicking on “Public Hearing Access and Exhibits” and then clicking on the case number ([CBA 1174-E](#)). The case title highlighted in this email is a direct link to the record.**

**You have the following responsibilities after becoming a party:**

- 1. ANY communication with me must copy all parties to the case.**
- 2. ANY communications with myself or OZAH must also copy OZAH’s two staff persons, Ms. Nana Johnson and Mr. Jony Guispao-Ospina so we can ensure that everything gets into the record. They are copied on this email.**
- 3. Parties are responsible for familiarizing themselves with [OZAH’s Rules of Procedure](#), available on the website through the highlighted link.**

All parties are listed on this email. Ms. Lee-Cho and Mr. Chen, please add Ms. Singer and Mr. Cahill to your list of parties.

Best,

Lynn Robeson Hannan  
Hearing Examiner

**From:** Ellen K Singer <ellen@singer.net>  
**Sent:** Friday, March 27, 2026 9:28 AM  
**To:** Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>  
**Cc:** Bil Chen <wjc@cwtm.net>; Soo Lee-Cho <sleecho@bregmanlaw.com>  
**Subject:** Communication Issue - CBA-1174-E

**[EXTERNAL EMAIL]**

Dear Ms. Robeson,

While talking to neighbors last night, I discovered that I did not receive Holton Arms' Revised Statement of Operations/Pre-Hearing Submission.  
After further investigation, it appears that my name is not included on the distribution list. I am a Party of Record.

Sincerely,  
Ellen Singer  
8024 Summer Mill Court

