

**From:** [Byrne, Kathleen](#)  
**To:** [Al Marah HOA](#)  
**Cc:** [garay.pedro@gmail.com](#); [Uy Hoang](#); [Kim Brinkman](#); [O'Neil, Patrick L.](#)  
**Subject:** RE: Concerns about CASE NO. CBA-1174-E (Holton Arms proposed expansion)  
**Date:** Wednesday, May 21, 2025 2:15:00 PM

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Ms. Brinkman,

Thank you for your email. I have copied Mr. O'Neil, counsel for Holton Arms on this email response, so he is aware of your request for a postponement. Additionally, I will accept your request as President of the HOA to be a party of record. But before I can formally accept your request, per OZAH's rules, I must receive the request to be a party of record via a signed document. Please resubmit your request, including all the information contained in the email below, along with your mailing address, physically signed by you. The final signed document can be emailed to me a PDF. Thank you.

Katy Byrne

Kathleen E. Byrne  
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**From:** Al Marah HOA <almarahhoa@gmail.com>  
**Sent:** Wednesday, May 21, 2025 2:09 PM  
**To:** Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>  
**Cc:** garay.pedro@gmail.com; Uy Hoang <uyhoang@gmail.com>; Kim Brinkman <Ksbrinkman@gmail.com>  
**Subject:** Concerns about CASE NO. CBA-1174-E (Holton Arms proposed expansion)

**[EXTERNAL EMAIL]**

Dear Ms Byrne,

I am the President of the Al Marah HOA which represents 22 townhouses located directly across the Holton Arms entrance. I have copied the other Board members on

this email. For your information, our HOA is separate from the single family houses adjacent to our cul de sac. Many of our homeowners are concerned about the negative impact Holton Arms expansion will have on our neighborhood and our home values if this proposed expansion is approved. Traffic and safety are major concerns. Holton Arms provided a traffic study however there were some assumptions and conclusions that are not in keeping with our actual experience as residents. Please know that we do not agree with Holton regarding the potential traffic impacts of an expansion. Please add me as a party of record but I am also hoping to request a change of this hearing date to the Fall since many of our homeowners are on summer travel and unable to attend the hearing.

I appreciate any assistance you can provide.

Sincerely,  
Kim Brinkman  
301-325-9964