

Office of Zoning and Administrative Hearings

December 9, 2025

Montgomery County, Maryland

100 Maryland Avenue, Room 200

Rockville, Maryland 20850

To the hearing board,

As a long time, community member of Al Marah since 1992, we write as an Al-Marrah resident to express our firm opposition to the Holton-Arms expansion plan under CBA-1174-E. Our community already experiences significant traffic congestion from the school, and the proposed increase in enrollment and facility rentals will exacerbate this situation, adding hundreds more cars to River Road and our access points.

Our most critical concern is safety. Holton-Arms families and staff routinely use Royal Dominion Drive as a dangerous cut-through to avoid River Road traffic, endangering children, elderly residents, and pedestrians.

The school's proposed "solution", which is a dedicated left-turn lane at Royal Dominion Drive, is not mitigation; it is an incentive for more drivers to use our residential neighborhood as a bypass. This plan is unacceptable as it worsens safety hazards and restricts our residents' ability to access their own homes.

We urge you to oppose this expansion. We demand that Holton-Arms be required to implement mandatory traffic mitigation strategies, specifically mandatory busing and carpooling, which have been successfully adopted by comparable local private schools.

Sincerely,



Brenda and Dwayne Holt