

March 22, 2026

Office of Zoning and Administrative Hearings  
Montgomery County, Maryland  
100 Maryland Avenue, Room 200  
Rockville, Maryland 20850  
Via: [OZAH@montgomerycountymd.gov](mailto:OZAH@montgomerycountymd.gov)

To the hearing Board:

We are writing to express our opposition to Holton Arms March 3, 2026 filing to the Montgomery County Office of Zoning and Administrative Appeals (OZAH) for approval to expand its student body and to allow facility rentals. As long-time residents of the Al Marah community, we know that, if approved, the expansion plan under CBA-1174-E will have significant safety impacts within our community and interfere with our ability to commute.

As community residents, we regularly see cars entering our neighborhood from River Road at Burdette Road, driving quickly through the neighborhood, exiting at Royal Dominion Drive, and crossing River Road to access the only Holton Arms entrance. These cars choose this route to avoid waiting on River Road to make a left turn into the Holton Arms entrance. The Al Marah neighborhood has no sidewalks requiring cars cutting through the neighborhood to pass closely to children and their caretakers walking and waiting for school buses. These safety issues will certainly be exacerbated if the Holton Arms population expands.

As commuters, we often are forced to wait behind at least 15 cars to exit at Royal Dominion Drive. The line up comes not only from cars exiting Primary Day School (PDS), located in our community at River Road and Royal Dominion Drive, but also from those cars cutting through our community to avoid waiting on River Road. Increased enrollment at Holton Arms will make the line even longer. Holton Arms suggests that a dedicated left-hand turn lane on the Al Marah side of Royal Dominion Drive may help mitigate this problem. We do not agree. It would require an extended time for construction and, once completed, it can be expected to encourage more Holton Arms cars to cut through Al Marah to get to Holton Arms, heightening our safety concerns.

We further oppose the Holton Arms proposal to use PDS for overflow parking. As parents of a former PDS student, we know that approving this request will be hazardous for children and drivers. Royal Dominion Drive is a narrow street with no sidewalks. During PDS events, parents often park on both sides of the streets. When picking up our child at PDS during the school day or coming to attend special events, we had to walk on the road, and around cars trying to get into or out of parking spots. We personally saw "near misses" of young children leaving the school. There is no question that using PDS as overflow parking for Holton Arms visitors will cause further hazards.

It is notable that Holton Arms has refused to consider mitigation steps that would ease these issues. Some reasonable proposals include mandatory busing and carpooling, as have been implemented at other local private schools, and additional access points. Accordingly, we urge the Hearing Board to deny the proposed expansion request.

Sincerely,



Maida and Steven Lerner