

November 3, 2025

Office of Zoning and Administrative Hearings
100 Maryland Ave #200
Rockville, MD 20850

To Whom It May Concern,

Pursuant to **OZAH Rule 3.2c**, we are submitting this signed letter to be considered part of the record in the case of **Holton Arms School - Case No. CBA-1174-E**. This is to confirm our **strong opposition** to the proposed expansion of Holton Arms. We will be out of town at the time of the hearings and will be unable to express our strong opposition in person.

We have lived for almost thirty years on **Royal Dominion Drive**, on the “shortcut” used by Holton Arms parents to race through our neighborhood, Al Marah, to avoid heavy River Road traffic as they drive to and from Holton Arms. We have personally witnessed the stream of cars speeding by as we walk. Holton Arms parents are understandably in a rush to get to their own destinations after dropping off and picking up their children, but we do not want cars to be using our neighborhood as an extended driveway into and out of Holton Arms. Our neighborhood has narrow streets with no sidewalks, which only makes Holton Arms traffic more of a hazard.

There are three bus routes (high school, middle school, and elementary school) for Montgomery County Public Schools in Al Marah. There are four bus stops within the neighborhood, two of which are on the “shortcut” route (Burdette Road and Royal Dominion Drive). There are many children on our streets waiting for and getting off buses. We have seen first-hand numerous cars with Holton Arms decals hurrying by when we escort our granddaughter to and from the bus stop on mornings and afternoons.

We participated in the virtual meeting hosted by Holton Arms on **September 9** during which all those who asked questions or made comments expressed significant concerns about the proposed expansion. For the record, we never received a Zoom invitation that Holton Arms asserts was mailed to all of us in the neighborhood. There has never been any neighborhood-wide communication from Holton Arms regarding their expansion plans.

Kathleen spoke up about our concerns for safety and referenced other schools in the area that protect the neighboring streets by prohibiting parents from driving on the local neighborhood roads. We have personal experience with **The French International School/Rochambeau, Maplewood** campus on Rockville Pike. Parents of first graders and older children are not permitted to drop students off on campus. There are shuttle bus collection points, and there are cameras that capture the license plate of any cars that use local neighborhood streets, which the school has told families not to use. We once inadvertently turned onto a local street near the campus and immediately received a warning from the school.

The lawyer representing Holton Arms actually stated during the **September 9** meeting that Holton Arms was “special” and that traffic mitigation strategies used by other local area

Exhibit 27(j)
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schools were not possible for Holton Arms. Their solution of a left-turn lane to be created on the Al Marah side of Royal Dominion at the intersection with River Road acknowledges the issue of traffic in Al Marah but will only serve to encourage more Holton Arms traffic through Al Marah. This is NOT a solution.

Holton Arms' representatives further asserted that they would make efforts through education and incentives to reduce single-occupancy vehicles. They would "reward" those taking the bus with free breakfast. This also is NOT a solution, especially not for such a private school population.

However, during the same **September 9** meeting it was mentioned that the neighborhood bordering Holton Arms on Burdette Road north of River Road has had a prohibition against an entrance/exit to the school on Burdette for many years. That neighborhood successfully avoided the additional traffic that we in Al Marah experience daily.

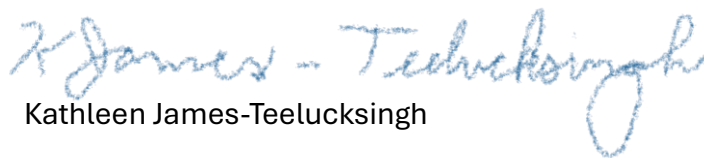
Subsequent to the **September 9** meeting which only increased our concerns about this significant expansion of Holton Arms, on **September 17** Kathleen requested to be considered a "party of record" regarding the **Special Exception CBA-1174-E**. She did this to indicate our strong opposition to the proposed Holton Arms expansion.

We will not repeat the concerns that we know our neighbors have expressed extensively and with illustrative pictures. The current traffic situation in our neighborhood and on River Road is already quite bad. We oppose any expansion that will only make it worse.

We are educators and support both public and private schools and their missions. However, one must consider the benefit to the community versus the harm to be inevitably and permanently caused to our neighborhood and to the through traffic on River Road so near the beltway. Holton Arms has filed documents indicating that: a) they still intend to pursue the expansion plans that concern neighbors, b) they do not intend to mandate any busing or other similar mandatory traffic mitigation plans, and c) they are still requesting that the county approve a dedicated left-hand turn lane on Royal Dominion. We do not want any construction on the Al Marah side of Royal Dominion (which Holton Arms cars should not be using anyway).

All these facts lead us to strongly OPPOSE the proposed expansion in academic and camp enrollment and facility rentals at Holton Arms.

Sincerely,

A handwritten signature in blue ink that reads "Kathleen James-Teelucksingh". The signature is fluid and cursive, with the first name "Kathleen" being more prominent.

Kathleen James-Teelucksingh

A handwritten signature in blue ink that reads "Ivan Teelucksingh". The signature is cursive and somewhat stylized.

Ivan Teelucksingh

cc: Nana Yaa A. Johnson