

March 19, 2026

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

To Whom It May Concern,

Pursuant to **OZAH Rule 3.2c** and in response to the **Holton Arms March 3** submission, we are submitting a signed and updated letter to be considered part of the record in the case of **Holton Arms School - Case No. CBA-1174-E**. This is to re-confirm our **strong opposition** to the proposed expansion of Holton Arms.

We have lived for thirty years at **7437 Royal Dominion Drive**, on the “shortcut” used by Holton Arms parents to race through our neighborhood, Al Marah, to avoid heavy River Road traffic. 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, middle, and elementary schools) 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, often in the dark, early morning hours. We have seen first-hand numerous cars with Holton Arms decals hurrying by when we escorted our little 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 those who asked questions or made comments expressed significant concerns about the proposed expansion. For the record, we had never received an invitation that Holton Arms asserted 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 **Rochambeau/French International School, 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 not near the school, and there are cameras that capture the license plates 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 schools were not possible for Holton Arms. We do not accept this.

We also write again to oppose their proposed solution of a **left-turn lane** to be created on the Al Marah side of Royal Dominion at the intersection with River Road. By offering this as a solution, they are acknowledging the issue of increased traffic in Al Marah. The left-turn lane will only serve to encourage **more** Holton Arms traffic through Al Marah. This is NOT an acceptable solution to the neighborhood. Furthermore, we are opposed to cutting down any of our mature, beautiful trees to make way for this new lane.

Holton Arms' representatives further asserted on **September 9** 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 an acceptable 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 re-affirm our strong opposition to the proposed Holton Arms expansion.

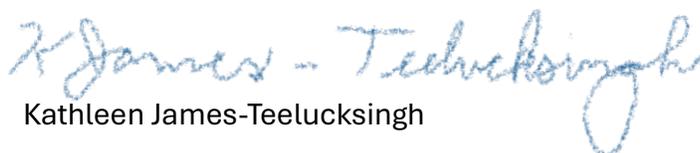
We will not repeat the concerns that we know our neighbors have expressed extensively and with illustrative pictures. The current traffic situation in our neighborhood and on River Road is already quite bad. We oppose any expansion that will only make it worse.

In addition, the recently proposed solution to have **Holton Arms** drivers use the **Primary Day School**, at the intersection of River Road and Royal Dominion Drive, for overflow parking and having a shuttle bus go back and forth between **Primary Day School** and **Holton Arms** will only result in the same kind of parking on both sides of the street when Primary Day has an event, which is problematic for school buses, trash trucks, ambulances, and neighborhood cars.

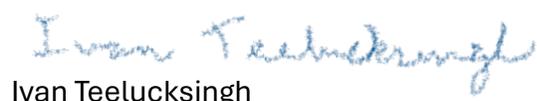
We are educators and support both public and private schools. However, one must consider the benefit to the community versus the harm to be inevitably and permanently caused to our neighborhood and to the through traffic on River Road so near the beltway.

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

Sincerely,



Kathleen James-Teelucksingh



Ivan Teelucksingh