

Mr. & Mrs. E. Chatak  
7709 Zulima Ct.  
Bethesda, MD 20817

Ms. Lynn Robeson Hannan  
Office of Zoning and Administrative Hearings  
100 Maryland Avenue  
Room 200  
Rockville, MD 20850

**Regarding: Case #CBA-1174-E**

Dear Ms. Robeson Hannan,

We are writing this letter in strong opposition to the Holton Arms proposals to expand their academic enrollment, their summer camp enrollment and their facility rentals. We ask that you deny the Holton Arms application for zoning approval of these proposed expansions.

We have lived in the Al Marah neighborhood for 45 years. During that time, we have had to adjust the time that we would go to and return from work or other appointments in order to avoid the heavy Holton Arms traffic on River Road and through our community in the mornings and late afternoons. We also have had to deal with aggressive drivers trying to cross from Al Marah to Holton Arms using Royal Dominion. One of these aggressive drivers rear ended our car as we were trying to exit Al Marah. Luckily, this accident did not result in any fatalities the way that other accidents along River Road have over the years.

We believe that the traffic related to Holton Arms already causes an enormous strain on our local roads and creates a significant safety hazard for local residents, and so we recommend that, even with its current enrollment, Holton Arms be required to use mandatory busing for all students and campers, and that there be prohibitions against Holton Arms cars utilizing Al Marah roads, with such prohibitions enforced by traffic cameras.

Furthermore, we should note that we are **strongly opposed** to the Holton Arms proposals to:

- Increase academic enrollment to 870 students and/or camp enrollment to 970 students (both of which would increase River Road traffic and the number of Holton Arms cars cutting through Al Marah);
- Increase the rental of facilities on weeknights and weekends (which would cause unpredictable and unsafe surges of traffic beyond what we already are forced to deal with);
- Construct a dedicated left hand turn lane on the Al Marah side of Royal Dominion (something that Al Marah residents do NOT want and did NOT request, and something that would require the distressing removal of at least four mature trees

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- and would only encourage more Holton Arms cars to cut through Al Marah on their way to Holton Arms); and
- Utilize the Primary Day School for overflow parking (something that would inevitably cause more traffic through Al Marah and would likely result in the same dangerous parking on both sides of the Al Marah streets that occurs whenever there is event parking at the Primary Day School).

Finally, we should note that the only way we have learned about the Holton Arms proposals is because neighbors have informed us about the proposals. Despite requesting to be on the Holton Arms distribution list for information regarding anything affecting our neighborhood, we have never received any information directly from Holton Arms regarding the proposed expansion plans.

We hope that you will deny the Holton Arms expansion proposals based on the information you are receiving from residents regarding the safety hazards and traffic problems associated with such proposals. It would be tragic for a resident of Al Marah to be seriously injured or die as a result of the Holton Arms expansion plans.

Best regards, Elmer and Dee Chatak

*Elmer Chatak* 3/21/26

*Dee Chatak* 3/21/26