

**Reuben Mollel & Karin Mithamo**

7903 Jensen Pl  
Bethesda, MD 20817

[rmollel@gmail.com](mailto:rmollel@gmail.com) / [karin.mithamo@gmail.com](mailto:karin.mithamo@gmail.com)

Date: 11/12/2025

**To:**

Office of Zoning and Administrative Hearings (OZAH) - Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20850  
Email: [ozah@montgomerycountymd.gov](mailto:ozah@montgomerycountymd.gov)

**Re:** Opposition to Holton Arms School Expansion Proposal (CBA-1174E)

Dear Hearing Examiner,

We are writing to express our strong opposition to the proposed expansion of Holton Arms School. The proposed increase in enrollment and the resulting traffic changes will have serious adverse effects on the surrounding neighborhoods, particularly along River Road and Royal Dominion Street.

One of our primary concerns is the increase in traffic on River Road, which already experiences heavy congestion during morning and afternoon rush hours. This added volume will further delay public school buses transporting students to **Bannockburn Elementary School** and **Pyle Middle School**, undermining the reliability of public school transportation and placing additional strain on county infrastructure.

Residents of **Royal Dominion Street** will also face significant challenges entering River Road during morning commutes. With expanded Holton Arms traffic flow prioritized, vehicles coming from Royal Dominion will experience long delays, extending commute times and increasing driver frustration for our community members.

Equally troubling, we have children waiting for school buses along Royal Dominion Street each morning. As more drivers attempt to cut through residential roads to avoid River Road congestion, our streets will see a surge in unsafe traffic. This poses a direct safety hazard to our children and pedestrians and fundamentally changes the residential nature of our neighborhood.

For these reasons, we respectfully urge OZAH to **deny the proposed Holton Arms expansion**. Thank you for considering our collective concerns and for your commitment to maintaining the safety and livability of our community.

Sincerely,

Reuben Mollel & Karin Mithamo

Handwritten signature of Reuben Mollel and Karin Mithamo in black ink.

