

From: Julie Garcia
To: Robeson Hannan, Lynn
Cc: Soo Lee-Cho; Bil Chen; vivianniefberg@gmail.com; meg.vandeweghe@gmail.com; ksbrinkman@gmail.com; wwkauf@aol.com; swkauf@aol.com; john-harris1@verizon.net; rwbowe21@gmail.com; penny.evins@holton-arms.edu; dariushkh@gmail.com; stevenkollas@yahoo.com; baibailajazz@gmail.com; tracyk.washington@gmail.com; rimatannous@yahoo.com; muratt@gwu.edu; Johnson, Brian; Gussao-Capina, Joey
Subject: RE: [EXTERNAL]RE: Motion to Compel Immediate Filing of Amended Application and Related Relief
Date: Thursday, February 19, 2026 11:02:00 AM

You don't often get email from juliearthurgarcia@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

With apologies to all, I include the full text of my email below:

Thank you for copying me on the correspondence regarding Holton Arms.

I was present at the hearing last fall and it was my understanding that representatives from Holton would file their revised plans by February 13 in order to ensure reasonable time for review.

I endorse the two alternative orders suggested by Bil Chen in conjunction with the "Motion to Compel Immediate Filing of Amended Application and Related Relief"

Thank you for ensuring this is addressed.

Julie Garcia
8517 Beech Tree Rd
Bethesda, MD 20817

On Feb 19, 2026, at 10:47 AM, Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov> wrote:

Ms. Lee-Cho, given the timing on this, how soon will you be filing your formal response?

I am addressing this to Ms. Garcia as well because I received the attached email that did not copy all parties and I am disclosing it for the record because it is an *ex parte* communication prohibited by the Code. I will not admit any correspondence into the record unless and until all parties are copied. In addition, it is a tremendous amount of work for OZAH Staff to continue to add the email addresses for the multiple parties to emails.

Ms. Garcia, this is not formally accepted as an exhibit until you copy all parties on the email. At this point, I am only disclosing it for the record.

Best,

Lynn Robeson Hannan
Hearing Examiner

From: Soo Lee-Cho <sleecho@bregmanlaw.com>
Sent: Wednesday, February 18, 2026 3:47 PM
To: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Bil Chen <wjr@cwtm.net>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Cc: vivianniefberg@gmail.com; meg.vandeweghe@gmail.com; ksbrinkman@gmail.com; wwkauf@aol.com; swkauf@aol.com; john-harris1@verizon.net; rwbowe21@gmail.com; penny.evins@holton-arms.edu; dariushkh@gmail.com; stevenkollas@yahoo.com; baibailajazz@gmail.com; tracyk.washington@gmail.com; rimatannous@yahoo.com; muratt@gwu.edu; juliearthurgarcia@gmail.com
Subject: RE: [EXTERNAL]RE: Motion to Compel Immediate Filing of Amended Application and Related Relief

[EXTERNAL EMAIL]

Ms. Robeson Hannan,

We will be filing a response to the Motion to Compel to clear up Mr. Chen's summary of our recent email exchange, his recollection of the conversation at the hearing, and interpretation of the transcript.

However, in sum, the point at which the initial Feb 13th date was indicated as achievable by the Applicant was premised on an initial understanding of the parties' available dates for continuance of the hearing to be in mid-March. When those dates ended up not working out for Ms. Riefberg and I believe another party of record, we had to look at April dates. As a result, at the end of the hearing, I requested clarification from the Hearing Examiner of the submission date as a result of the shifting of dates, to which the response was March 6th... see transcript at page 68-69.

MHG's survey efforts focused first on the offsite intersection improvements at Royal Dominion due to the time sensitivity of getting the associated FCP filed with M-NCPPC as soon as possible. Due to the unexpected snow in the last week of January and ongoing frozen conditions of late, MHG's surveying efforts of the existing conditions/improvements on the School campus were significantly hampered/delayed. We expect to have plans available by March 6th which is consistent with the full breadth of the discussion at the hearing and not just the initial date that was premised on mid-March hearings.

Soo

<image001.gif>

Soo Lee-Cho
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From: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>
Sent: Wednesday, February 18, 2026 3:17 PM
To: Bil Chen <wjr@cwtm.net>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Cc: Soo Lee-Cho <sleecho@bregmanlaw.com>; vivianniefberg@gmail.com; meg.vandeweghe@gmail.com; ksbrinkman@gmail.com; wwkauf@aol.com; swkauf@aol.com; john-harris1@verizon.net; rwbowe21@gmail.com; penny.evins@holton-arms.edu; dariushkh@gmail.com; stevenkollas@yahoo.com; baibailajazz@gmail.com; tracyk.washington@gmail.com; rimatannous@yahoo.com; muratt@gwu.edu; juliearthurgarcia@gmail.com
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I hesitate to comment on this without a response from you, but I interpreted the transcript as meaning that you would file revised plans on February 13, 2026, and was about to remind you of this

Please respond as soon as possible.

From: Bil Chen <wjr@cwtm.net>
Sent: Wednesday, February 18, 2026 3:07 PM
To: Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>
Cc: sleecho@bregmanlaw.com; vivianniefberg@gmail.com; meg.vandeweghe@gmail.com; ksbrinkman@gmail.com; wwkauf@aol.com; swkauf@aol.com; john-harris1@verizon.net; rwbowe21@gmail.com; penny.evins@holton-arms.edu; dariushkh@gmail.com; stevenkollas@yahoo.com; baibailajazz@gmail.com; tracyk.washington@gmail.com; rimatannous@yahoo.com; muratt@gwu.edu; juliearthurgarcia@gmail.com

Subject: Motion to Compel Immediate Filing of Amended Application and Related Relief

[EXTERNAL EMAIL]

Please see attached filings (2). Hard copies to be delivered. Bil Chen.

<image002.jpg>

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