

**BEFORE THE OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
FOR MONTGOMERY COUNTY, MARYLAND**

**IN THE MATTER OF THE APPLICATION :
OF HOLTON ARMS SCHOOL, INC. FOR A : Conditional Use Application
MAJOR MODIFICATION OF SPECIAL : Case No. CBA-1174-E
EXCEPTION FOR A PRIVATE :
EDUCATIONAL INSTITUTION :**

**SUPPLEMENTAL
PRE-HEARING SUBMISSION OF VIVIAN RIEFBERG
AND BRADLEY BOULEVARD CITIZENS ASSOCIATION**

In accordance with Section 3.5 of the Rules of Procedure of the Office of Zoning and Administrative Hearings, this Supplemental Pre-Hearing Submission is submitted on behalf of opposition parties Vivian E. Riefberg and the Bradley Boulevard Citizens Association (“BBCA”).

Ms. Riefberg and the BBCA oppose the application filed by the Holton Arms School for major modifications of its special exceptions.

Statement of Grounds for Opposing the Application

- A. The proposed major modifications do not comply with the applicable requirements of the Zoning Ordinance for the requested special exception modifications.
- B. The proposed major modifications are not in conformance with the goals, objectives, and recommendations of the applicable planning guides, including the Approved and Adopted 1990 Bethesda-Chevy Chase Master Plan.
- C. The proposed major modifications are not compatible with the neighborhood.
- D. The proposed major modifications will cause traffic congestion and safety hazards.
- E. The proposed major modifications will adversely effect the economic value of abutting, adjacent properties.

- F. The proposed major modifications will create/result in non-inherent adverse effects as to abutting/adjacent and neighborhood properties.
- G. The bases upon which the Applicant relies in support of its applications, including, but not limited to, legal and planning grounds, are not meritorious.
- H. Approval of the major modifications will cause further detriment to the neighborhood and its residents because it will become the basis for further modification requests for additional traffic access to the school campus from neighborhood streets as a result of the expanded student body, expanded summer camp registration, and lifting of restrictions on the rental of school facilities to outside organizations.

Experts

- A. Joseph R. Davis: In addition to his previously described areas of testimony, Mr. Davis will testify as to all special exception modifications sought in this case as related to the areas of regulatory requirements identified in his Summary Statement, including as to modification for an increase in student enrollment cap, increase in summer camp registration cap, and third-party use of campus facilities. All of the areas of testimony and opinion contained in Mr. Davis's previously submitted Summary Statement apply to all special exception modifications sought by the Applicant. The Summary Statement and Paragraph 3.A. of the Pre-Hearing Submission previously filed in this case (October 24, 2025) are fully and completely adopted and incorporated to apply to all special exception modifications requested. Mr. Davis will identify the geographic area effected by the requested special exception modifications, and will testify as to the adverse impacts of the requested modifications on, but not limited to, traffic, congestion, pedestrians, parking, and other transportation and public facilities. In addition to the Bethesda-Chevy Chase Master Plan, Mr. Davis will also address the Montgomery Thrive 2050 General Plan. Mr. Davis will also address the report and testimony of land planner Joshua Sloan, including, but not limited to, the basis for the conclusions and opinions of the land planner and the merit of those conclusions and opinions.
- B. Lawrence Green: In addition to his previously described areas of testimony, Mr. Green will testify as to all special exception modifications sought in this case as related to the areas of regulatory requirements identified in his Summary Statement, including as to modification for an

increase in student enrollment cap, increase in summer camp registration cap, and third-party use of campus facilities. All of the areas of testimony and opinion contained in Mr. Green's previously submitted Summary Statement apply to all special exception modifications sought by the Applicant. An updated Summary Statement is submitted with this supplemental pre-hearing submission: Mr. Green's concerns and opinions apply to all special exception modifications requested. He will identify the adverse impacts of the requested modifications on, but not limited to, traffic, congestion, pedestrians, parking, and other public facilities.

- C. James J. Demma will testify as to the Special Purpose Plat submitted herewith.
- D. MMAS LLC, 8933 Shady Grove Court, Gaithersburg, MD 20877. If necessary a representative of MMAS LLC may testify that it prepared the Special Purpose Plat of properties owned by the Holton Arms School under the direction of James J. Demma. It did not engage in any independent research. The Special Purpose Plat is based on the sketch of those properties that was prepared by Mr. Demma. The sketch has been filed in this proceeding at page 9 of the Report of James J. Demma which is part of OZAH Exhibit 41.d. The Special Purpose Plat is submitted herewith.

Documents ("Opposition Exhibits")

- A. Special Purpose Plat of Holton Arms properties
- B. Hearing Examiner's Report and Recommendation in Board of Appeals Case Nos. CBA-1174-D, S-2467-A, S-2503-A
- C. Preliminary Plan 1-87171, Opinion of Montgomery County Planning Board of December 15, 1987
- D. Adequate Public Facilities Ordinance Agreement of April 13, 1988, between Holton Arms School and Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission
- E. Email of October 27, 2025, 2:17 p.m., from Larry Green to State Highway Administration

- F. Email of October 27, 2025, 2:41 p.m., from Larry Green to State Highway Administration
- G. Email of November 14, 2025, from Egua Igbinosun (Consultant Reviewer) for State of Highway Administration to Larry Green with letter of November 14, 2025, from State Highway Administration
- H. Chart of Lanes Exceeding Storage Capacity if Holton Arms School Exception is Approved
- I. Supplemental Summary Statement of Lawrence H. Green Testimony
- J. M-NCPPC staff report dated February 23, 2001, for CBA-1174-C (excerpt)

In addition to the documents listed, Ms. Riefberg and the BBCA reserve the right to use or submit any and all documents contained in the files of the Board of Appeals for Montgomery County and OZAH on the special exception held by the Holton Arms School, including all modifications, and as may be appropriate in light of the Applicant's pre-hearing submission or other filings.

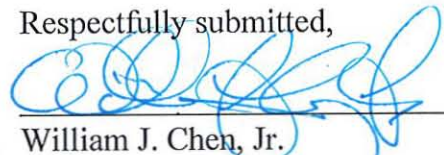
Estimated Time for Presentation

It is anticipated that the case presentation of Vivian Riefberg and the BBCA will take a minimum of 2 days. This does not include any time estimate of other opposition parties of record.

Reservation of right to supplement

Vivian Riefberg and the BBCA reserve the right to supplement this filing before or during the OZAH hearing.

Respectfully submitted,



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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of March, 2026, a copy of the foregoing "Supplemental Pre-Hearing Submission of Vivian Riefberg and Bradley Boulevard Citizens Association" was transmitted by email and first class mail, postage prepaid, to:

Office of Zoning and Administrative Hearings
ozah@montgomerycountymd.gov
Stella B. Warner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

and transmitted by email, to:

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