



Outlook

RE: CBA-1174-E, S-2503-B, Holton Arms, Inc - Petitioner's Pre-Hearing Submission

From Bogdan, Grace <grace.bogdan@montgomeryplanning.org>

Date Wed 3/25/2026 9:15 AM

To Soo Lee-Cho <sleecho@bregmanlaw.com>; Bil Chen <wjc@cwtm.net>; Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>

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[EXTERNAL EMAIL]

Good Morning Ms. Robeson Hannan-

Thank you for the opportunity to review the Applicant's resubmission for the Holton Arms Special Exception modification. After reviewing the materials, staff has determined that they are in keeping with the analysis, findings, and recommended conditions that were recommended for approval by the Planning Board in the staff report dated November 3, 2025, transmittal memo from the Planning Board dated November 14, 2025, and the supplemental memo provided by staff dated November 20, 2025. With the additional information provided by the Applicant in the Statement of Operations and Exhibit A, it remains that the arrivals and departures for the use of the facilities will occur outside of peak travel times, consistent with the traffic analysis that was conducted for the Local Area Transportation Review.

Additionally, the associated Forest Conservation Plan amendment application has been submitted for review, and we will continue to provide updates as that will be an administrative review by staff.

If you need further information please let us know.

Sincerely,

Grace



Grace Bogdan (she/her/hers)
Planner IV, Design, Placemaking, and Policy Division
Design Advisory Panel (DAP) Coordinator

Montgomery County Planning Department

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From: Soo Lee-Cho <sleecho@bregmanlaw.com>

Sent: Tuesday, March 3, 2026 12:34 PM

To: Bil Chen <wjc@cwtm.net>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Robeson Hannan, Lynn <lynn.robesonhannan@montgomerycountymd.gov>

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Ms. Robeson Hannan, et al.:

My apologies, but just realized that Exhibit A that is repeated referenced throughout Petitioner's Statement of Operations (Item L.1) didn't have Exhibit A attached to the document as it should have.

Please see attached replacement '**Item L.1_Statement of Operations 03 03 2026 w Exhibit A**' for the record.

Thank you.

Soo



Soo Lee-Cho

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From: Soo Lee-Cho

Sent: Tuesday, March 3, 2026 9:31 AM

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Ms. Robeson Hannan, et. al.:

Please use below Sharefile link to download Petitioner's Pre-Hearing Submission, inclusive of all plans, Revised Statement of Justification and other supporting material.

<https://bregmanlaw.sharefile.com/d-sbfecfb3667a44e98821907946ab6007c>

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