



Outlook

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

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**From** Rick Bowe <rwbowe@gmail.com>**Date** Thu 3/26/2026 4:26 PM**To** Bogdan, Grace <grace.bogdan@montgomeryplanning.org>**Cc** Soo Lee-Cho <sleecho@bregmanlaw.com>; Bil Chen <wjc@cwtm.net>; Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; meg.vandeweghe@gmail.com <meg.vandeweghe@gmail.com>; ksbrinkman@gmail.com <ksbrinkman@gmail.com>; Eleanor.yano@verizon.net <eleanor.yano@verizon.net>; larryhgreen@gmail.com <larryhgreen@gmail.com>; vivianriefberg@gmail.com <vivianriefberg@gmail.com>; swkauf@aol.com <swkauf@aol.com>; wwkauf@aol.com <wwkauf@aol.com>; penny.evins@holton-arms.edu <penny.evins@holton-arms.edu>; dariushkh@gmail.com <dariushkh@gmail.com>; stevenkolas@yahoo.com <stevenkolas@yahoo.com>; bailabailajazz@gmail.co <bailabailajazz@gmail.co>; tracykashington@gmail.com <tracykashington@gmail.com>; rimatannous@yahoo.com <rimatannous@yahoo.com>; muratt@gwu.edu <muratt@gwu.edu>; juliearthurgarcia@gmail.com <juliearthurgarcia@gmail.com>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; tracey.fudge@holton-arms.edu <tracey.fudge@holton-arms.edu>

1 attachment (17 MB)

RB MoCo Planning Dept Letter.pdf;

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**[EXTERNAL EMAIL]**

Ms. Bogdan

Attached is a response concerning that is being reviewed by staff. I request this be made of the record for Montgomery County Planning review of the Forest Conservation Plan amendment application.

Thank you.

Richard Bowe

On Wed, Mar 25, 2026 at 9:15 AM Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)> wrote:

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

2425 Reedie Drive, 14<sup>th</sup> Floor, Wheaton, MD  
20902

[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)

o: 301.495.4533



**From:** Soo Lee-Cho <[sleecho@bregmanlaw.com](mailto:sleecho@bregmanlaw.com)>

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

**To:** Bil Chen <[wjc@cwtm.net](mailto:wjc@cwtm.net)>; Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>; Robeson Hannan, Lynn <[lynn.robeshannan@montgomerycountymd.gov](mailto:lynn.robeshannan@montgomerycountymd.gov)>

**Cc:** [meg.vandeweghe@gmail.com](mailto:meg.vandeweghe@gmail.com); [ksbrinkman@gmail.com](mailto:ksbrinkman@gmail.com); [Eleanor.yano@verizon.net](mailto:Eleanor.yano@verizon.net); [larryhgreen@gmail.com](mailto:larryhgreen@gmail.com); [vivianriefberg@gmail.com](mailto:vivianriefberg@gmail.com); [rwbowe@gmail.com](mailto:rwbowe@gmail.com); [swkauf@aol.com](mailto:swkauf@aol.com); [wwkauf@aol.com](mailto:wwkauf@aol.com); [penny.evins@holton-arms.edu](mailto:penny.evins@holton-arms.edu); [dariushkh@gmail.com](mailto:dariushkh@gmail.com); [stevenkolas@yahoo.com](mailto:stevenkolas@yahoo.com); [bailabailajazz@gmail.co](mailto:bailabailajazz@gmail.co); [tracykwwashington@gmail.com](mailto:tracykwwashington@gmail.com); [rimatannous@yahoo.com](mailto:rimatannous@yahoo.com); [muratt@gwu.edu](mailto:muratt@gwu.edu); [juliearthurgarcia@gmail.com](mailto:juliearthurgarcia@gmail.com); [rwbowe@gmail.com](mailto:rwbowe@gmail.com); Guisao-Ospina, Jony <[Jony.Guisao@montgomerycountymd.gov](mailto:Jony.Guisao@montgomerycountymd.gov)>; [tracey.fudge@holton-arms.edu](mailto:tracey.fudge@holton-arms.edu); Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@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

BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC

7315 Wisconsin Avenue, Suite 800 West

Bethesda, Maryland 20814

301-656-2707 x5902 **PHONE** | 301-961-6525 **FAX** | 301-318-3884 **MOBILE**

Email: [sleecho@bregmanlaw.com](mailto:sleecho@bregmanlaw.com)

[www.bregmanlaw.com](http://www.bregmanlaw.com)

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**From:** Soo Lee-Cho

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

**To:** Bil Chen <[wjc@cwtm.net](mailto:wjc@cwtm.net)>; Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>; Robeson Hannan, Lynn <[lynn.robessonhannan@montgomerycountymd.gov](mailto:lynn.robessonhannan@montgomerycountymd.gov)>

**Cc:** [meg.vandeweghe@gmail.com](mailto:meg.vandeweghe@gmail.com); [ksbrinkman@gmail.com](mailto:ksbrinkman@gmail.com); [Eleanor.yano@verizon.net](mailto:Eleanor.yano@verizon.net); [larryhgreen@gmail.com](mailto:larryhgreen@gmail.com); [vivianriefberg@gmail.com](mailto:vivianriefberg@gmail.com); [rwbowe@gmail.com](mailto:rwbowe@gmail.com); [swkauf@aol.com](mailto:swkauf@aol.com); [wwkauf@aol.com](mailto:wwkauf@aol.com); [penny.evins@holton-arms.edu](mailto:penny.evins@holton-arms.edu); [dariushkh@gmail.com](mailto:dariushkh@gmail.com); [stevenkolas@yahoo.com](mailto:stevenkolas@yahoo.com); [bailabailajazz@gmail.co](mailto:bailabailajazz@gmail.co); [tracykashington@gmail.com](mailto:tracykashington@gmail.com); [rimatannous@yahoo.com](mailto:rimatannous@yahoo.com); [muratt@gwu.edu](mailto:muratt@gwu.edu); [juliearthurgarcia@gmail.com](mailto:juliearthurgarcia@gmail.com); [rwbowe@gmail.com](mailto:rwbowe@gmail.com); Guisao-Ospina, Jony <[Jony.Guisao@montgomerycountymd.gov](mailto:Jony.Guisao@montgomerycountymd.gov)>; [tracey.fudge@holton-arms.edu](mailto:tracey.fudge@holton-arms.edu); 'Johnson, Nana' <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>

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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>

Soo



Soo Lee-Cho

BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC

7315 Wisconsin Avenue, Suite 800 West

Bethesda, Maryland 20814

3/27/26, 9:56 AM

Inbox - Guisao-Ospina, Jony - Outlook

301-656-2707 x5902 **PHONE** | 301-961-6525 **FAX** | 301-318-3884 **MOBILE**

Email: [sleecho@bregmanlaw.com](mailto:sleecho@bregmanlaw.com)

[www.bregmanlaw.com](http://www.bregmanlaw.com)