



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

From Meg VanDeWeghe <meg.vandeweghe@gmail.com>

Date Thu 3/26/2026 4:29 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>; 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>; rwbowe@gmail.com <rwbowe@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>

 5 attachments (9 MB)

IMG_8149.heic; IMG_8147.heic; IMG_8148.heic; IMG_8141.jpeg; IMG_8140.jpeg;

[EXTERNAL EMAIL]

Dear Grace,

I thought I should follow up on your note below, and I request that you make this email part of the record for any Montgomery County Planning review of the Forest Conservation Plan mentioned in your note below.

As you know from the correspondence you have received from Al Marah residents (which correspondence is now Exhibit 45c on the OZAH website for CBA-1174-E), many Al Marah residents are opposed to the proposed Holton Arms expansion plans and are **particularly outraged by the Holton Arms proposal to construct a dedicated left hand turn lane on the Al Marah side of Royal Dominion**. Al Marah did NOT ask for, and does NOT want a dedicated left hand turn lane on our side of Royal Dominion Drive. This dedicated left hand turn lane would simply encourage Holton Arms cars to cut through Al Marah to avoid the long line of Holton cars on River Road trying to turn left into Holton Arms, and would cause significant safety, traffic congestion, esthetic, and environmental problems.

The construction of a dedicated left hand turn lane on the Al Marah side of Royal Dominion would effectively turn Al Marah into a driveway for Holton Arms and would:

- Increase the number of Holton Arms cars that already drive much too fast as they speed through our neighborhood on their way to Holton Arms (often nearly missing Al Marah residents out for a walk or Al Marah children getting on and off Montgomery County School Buses);

- Make it more difficult for Al Marah residents to turn right from Royal Dominion Drive onto River Road, as we go to work or other appointments, since we would be stuck behind Holton cars trying to go straight across River Road from Al Marah to Holton Arms.
- Most likely result in the closure of the Royal Dominion Drive entrance into Al Marah for some period of time during construction, thus restricting all Al Marah residents (approximately 172 households), service providers, school buses, and emergency responders to using only Burdette Road to enter or exit Al Marah during construction, causing significant congestion and a potentially dangerous situation in the event of an emergency.
- Most likely result in the loss of four mature trees on the northern side of Royal Dominion Drive **(contrary to what is stated in the FCP)**. The attached pictures show these trees which are mere feet away from the curb. Any widening of Royal Dominion Drive would almost certainly require the removal of these trees or cause fatal damage to the root systems of these trees. The loss of these trees would be an **environmental and esthetic loss** to the Al Marah community that is completely unnecessary and unwanted.

I urge you and your colleagues at Montgomery County Planning to tell Holton Arms that the FCP they have submitted relevant to the construction of a dedicated left hand turn lane on the Al Marah side of Royal Dominion is UNACCEPTABLE.

Thank you, Meg VanDeWeghe

On Wed, Mar 25, 2026 at 9:15 AM Bogdan, Grace <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, 14th Floor, Wheaton, MD 20902

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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.robessonhannan@montgomerycountymd.gov>

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

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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

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

Lynn <lynn.robeshannan@montgomerycountymd.gov>

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

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