

Ziga Vodusek and Gorana Sipic
7712 Zulima court
Bethesda, Maryland 20817

March 20, 2026

To: Office of Zoning and Administrative Hearings
Subject: Impact of Holton Arms School Expansion Plans - Case # CBA 1174-E, including
March 3 Holton Arms Update Filing

As Al Marah residents, we would hereby like to express our concern and opposition to the proposed expansion of the Holton Arms School, because of its direct negative repercussions on our neighborhood, our quality of life and ultimately the value of our properties.

In particular:

1. The expansion with higher academic school enrollment, additional facilities rental and increased summer camp would increase traffic through our neighborhood. Given the narrow streets and street parking, through traffic endangers the safety of pedestrians. Our streets are meant solely for local traffic and residents' walks.
2. Additionally, constructing a dedicated left turn on our Al Marah side of Royal Dominion will strongly raise traffic through the neighborhood, as it will encourage Holton Arms cars to avoid using the left turn to the school on River Road which we can see is already very charged as such. We oppose this dedicated left turn construction.
3. Using the Primary Day School for overflow parking for Holton Arms will exacerbate traffic, increase parking on Royal Dominion Drive and further negatively impact congestion on the crossroad.
4. In terms of the process, we - as Al Marah residents - were not informed by Holton Arms about the proposed expansion plans, nor were invited to the Nov 13, 2024 meeting at Holton Arms.

We would appreciate if you could please post the letter on the OZAH website. Thank you.

Ziga Vodusek



Gorana Sipic

