

**To:** Office of Zoning and Administrative Hearings (OZAH) 100 Maryland Avenue, Room 200, Rockville, MD 20850 **Via Email:** OZAH@montgomerycountymd.gov

**Date:** March 23, 2026 **RE: SUPPLEMENTAL LETTER – Formal Opposition to Case No. CBA-1174-E (Holton-Arms)**

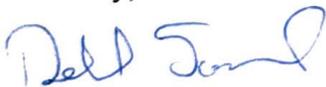
To the Hearing Examiner,

As a resident of Al Marah, I am writing this supplemental letter in response to the March 3rd filing by Holton-Arms. I request that this letter be posted on the OZAH webpage along with all previous correspondence I have submitted regarding this case.

I am deeply concerned that these requests prioritize aggressive institutional growth at the direct expense of our community's residential character and environmental health. The proposal to increase academic enrollment from 670 to 870 and summer camp enrollment from 665 to 970—a massive influx of hundreds of additional individuals—is simply more than our local infrastructure can bear.

Furthermore, I am particularly distressed by the plan to construct a dedicated left-hand turn lane on the Al Marah side of Royal Dominion Drive. This project would require the removal of mature, established trees that define the beauty and canopy of our neighborhood. This environmental loss is being proposed solely to facilitate a traffic pattern that encourages drivers to use our quiet residential streets as a high-speed cut-through to bypass River Road. Our neighborhood should be a place of stability for families, not a thoroughfare for a private institution. I respectfully ask that you deny these requests and protect the integrity of our community.

Sincerely,



**Deborah Sonnenreich**

**7532 Royal Dominion Drive, Bethesda, MD 20817**