

Major Modification to Special Exception CBA-1174-E Soo Lee-Cho, attorney for the applicant, the Holton Arms School, requests a major modification to Special Exception CBA-1174-E.

The modifications requested are to: 1) increase its enrollment cap to 870 students, 2) increase its summer camp enrollment numbers to 970, 3) offer use of its facilities to outside users, and 4) incorporation of previous Board of Appeals administrative approval regarding Granger House.

The subject property is located at 7303 River Road, Bethesda, MD 20817, also known as Lot N624(Par 4) Pt Lt 7, Outlot A, Burning Tree Valley Subdivision in the R-200 and R-90 Zone (Tax Account 07-03743658 , 07-00653141).

EXHIBIT LIST

1. Application
2. Board's Resolution to refer Major Modification to the Hearing Examiner
3. Certified Zoning Map
4. Excerpt Pages from Bethesda/Chevy Chase Mater Plan
5. Parcel Tax Map
6. Holton Arms Board's Resolutions
7. Notice List
 - 7a. Civic Association/HOA List
8. Aerial Map
9. Local Area Transportation Report
10. Petitioner's Statement in Support of Special Exception Modification Application
11. Site Plan
12. Notice of Hearing
13. Opposition Emails
 - a. Sousan-Nsar
 - b. Goda
 - c. VanDeWeghe-Bowe
 - d. Babu
 - e. James-Teelucksingh
 - f. Stephens
 - g. Hutton
 - h. Miller
 - i. Joel
 - j. Yano/Harris
 - k. Cooper
 - l. Sonnerich
 - m. Kolia
 - n. Machida
 - i. Attachment
 - o. Illanes
 - p. Haghpanah
 - q. Levine

14. Exhibit 14. Email Exchange between VanDeWeghe and Hearing Examiner; Re: Request Postponement
15. Email exchange between Reifberg and Hearing Examiner; Re: Postponement of Hearing
16. Hearing Examiner's Approval of party of record request; Re: Riefberg
17. Email Exchange between Al Marah and Hearing Examiner; Re: Postponement of Hearing
18. Email exchange between Smolen and Hearing Examiner; Re: Postponement of Hearing
19. Request from Applicant's Attorney to Postpone Hearing
20. Hearing Examiner's Response to Postponement Request
21. Response VanDeWeghe
22. Change of Legal Counsel; Re: Soo-Lee-Cho, Esq.
23. Email Exchange between Hearing Examiner and Reifberg
24. Resolution to Modify Special Exception 7/26/23
25. Resolution to Modify Special Exception 4/25/25
26. Al Marah DOT attachment
27. Party of Record/Opposition Requests
 - a. VanDeWeghe
 - b. Al Marah
 - c. Reifberg
 - d. Kim Brinkman
 - e. Michael Hutton
 - f. Wendy Kaufman
 - g. Steven Kaufman
 - h. Mariah Longo-Swiek
 - i. Maida Lerner
 - j. Kathleen James-Teelucksingh
 - k. Mariam Lamech
 - l. Ellen and Michael Singer
 - m. Sean Cahill
 - n. Jaelyn Greenstein
 - o. Amy Stephens
 - p. Steven Koliass and Laura Maratou-Koliass
 - q. Scott Thayer
 - r. Wendy Kaufman (Second Submission, New Points)
 - s. Reuben Mollel & Karin Mithamo
 - t. Tasha K. Teelucksingh & Luke Kovacs
28. Letters of Support
 - a. Michael Malmberg & Sabrina Manville
 - b. Ye Qian
 - c. Kevin and Stephanie Nealer
 - d. Tariye Gbadagesin
 - e. Dr. Michael Xydakis
 - i. AM Drop Off
 - ii. PM Pick Up
 - f. Noreen O'Meara & K. Edward Shanbacker
 - g. David A. Javdan
 - h. J D Thomas

- i. Katie & Wes Hays
 - j. Beth Javdan
- 29. Notice of Rescheduled Hearing
- 30. Revised Statement of Justification
- 31. Updated Existing Conditions Site Plan'
- 32. Transportation Management Plan
- 33. Local Area Transportation Report
- 34. Response to Comments on Second Submission of LATR
- 35. 9/16/2025- Email Exchange between Applicant's Attorney and Vivian Riefberg; Re: follow up on documents requested.
 - a. MCDOT Comments
 - b. SHA Comments
- 36. Email Exchange between Applicant's Attorney and Vivian Riefberg
- 37. Board Resolutions
 - a. S-2503
 - b. S-2467
 - c. CBA-1174-D
 - d. S-516
 - e. S-729
- 38. 10/17/2025-Applicant's Pre-Hearing Submission
 - a. Revised Holton-Arms School TMP
 - b. Revised Holton-Arms School TMP with tracked changes
 - c. Holton-Arms School Supplemental Analysis Memo
 - d. SHA Review Meeting Summary
 - e. School virtual Community meeting and outreach recap
 - f. Email response to alleged pictures of Penny Evins
 - g. Expert Witness Resumes
- 39. 10/21/2025- LATR/TIS comment/approval letter from MCDOT
- 40. LATR Technical Attachments
- 41. 10/24/2025- Pre-Hearing Submission Vivian Riefberg and Bradley Blvd Citizens Assn
 - a. Exhibit A
 - b. Exhibit B
 - i. Exhibit B(a)
 - ii. Exhibits B(b) through B(c)
 - c. Exhibit C
 - i. Exhibit C(a)
 - d. Exhibits D through E(m)
 - e. Exhibits F through Q
 - f. Exhibits R through Z
 - g. Exhibits AA through LL
- 42. Notice of Hearing issued on September 30, 2025
- 43. Entry of Appearance from William J. Chen, Esq.
- 44. SHA's approval letter re: the Holton-Arms Traffic Impact Study
- 45. 11/3/2025-Staff Report
 - a. Final Forest Conservation Plans
 - b. Revised Transportation Management Plan

- c. Redacted Community Response Emails
 - d. Plat No. 24741
 - e. Revised Statement of Justification and Summary of Proof
 - f. Boards Resolution
 - g. S-2503 Opinion of Board
 - h. Traffic Impact Study
46. 11/12/2025-Transmittal Letter to William J. Chen, Esq.
- a. Exhibits NN to OO
47. 11/13/2025- Documents submitted by Meg VandeWeghe
- a. Examples of River Road Traffic
 - b. Examples of Traffic Entrance to Holton Arms
 - c. Examples of Holton Arms Cars cutting through Al Marah
 - d. Examples of Royal Dominion Traffic
 - e. Examples of the Primary Day School and Parking Traffic
 - f. Example of Police Presence
48. 11/13/2025- Letter from Kim Brinkman to Hearing Examiner with Exhibits attached
- a. Examples of Traffic at the intersection of River Road and Burdette Rd
 - b. Examples of Traffic at the intersection of River Road and Royal Dominion Drive
 - c. Examples of Traffic on Royal Dominion Drive heading to River Road
 - d. Examples of Holton Arms cars cutting through Al Marah
49. Email from Lynn Robeson Hannan to parties of record; Re: Questions and Missing information to be addressed at the November 17th hearing.
50. 11/13/2025- Petitioner's Pre-Hearing Statement
- a. Mark Up of Existing Conditions Site
 - b. Holton Arms-Gorove Slade Exhibits (PDF)
 - c. Holton Arms-Gorove Slade Exhibits(Powerpoint)
51. Planning Board Transmittal Letter
52. Aerial Photos (Fields and Buffers)
53. Bike Rack Location