

ATTACHMENT E

Concerns on expansion of Alef Bet School

I am a neighbor of the Alef Bet School on Tuckerman Lane(2 doors west) in North Bethesda. I am concerned that an expansion of the school to 90 students will make the traffic on Tuckerman Lane even more challenging.. Already school staff are parking on the street making it impossible for me to see oncoming traffic on Tuckerman Lane. From my house and those to the west of me,there is a complete blind spot at Tuckerman and Rosemont Drive.. I have recently crashed into a passing car because I could not see its approach. The speed limit on the road is 35 MPH but many cars greatly exceed that. Also the school is on an incline and the road narrows from two lanes to one lane just before it. Many cars race to cut into that one lane.

Please keep our residential area safe.

Nancy Simon
6145 Tuckerman Lane
Rockville, MD 20852

4/9/2020

From: [Nermine Demopoulos](#)
To: [Freer, Walker](#); [MCP-Chair](#)
Cc: [Concerns About the School](#)
Subject: Alef Bet: Public Hearing - Concerns with Timing of Traffic Study and Safety Concerns
Date: Thursday, April 2, 2020 11:17:42 AM

Hello,

I am a neighbor and member of the Luxmanor community. Please consider the below statements when evaluating the request to increase enrollment in Alef Bet in Rockville, MD on Tuckerman lane.

No increase in enrollment should be approved at this time as the impact to traffic and the neighborhood can not be properly evaluated until after September 2020 when three MCPS schools reopen - Tilden Middle School, Rock Terrace School and Luxmanor Elementary School.

Traffic in the Luxmanor community and specifically on Tuckerman is already difficult. This is only the tip of the iceberg because Tilden Middle School, Rock Terrace School and Luxmanor Elementary School are all currently under construction. When those school open in Sept 2020, traffic in and around the neighborhood during school hours is going to be almost unmanageable.

The based on the three schools capacity, they are predicted to bring two to three hundreds of teacher vehicles into the neighborhood and more than fifty buses. Any traffic studies that have been done prior to the opening those schools would be invalid as it is not a proper indication of the impact to the neighborhood and specifically Tuckerman.

I also understand that there is a request to remove the right turn on red sign from Tuckerman to Old Georgetown Road. I would assume that this was put into place for the safety of pedestrians. Given the number of accidents and the recent deaths and injuries on Old Georgetown Road, I would ask that no decision is made that would impact the safety of our community members. Such decisions would also increase liability to Montgomery County.

Thank you for your consideration of the neighborhood impact.

Best regards,
Nermine Demopoulos
Luxmanor Neighbor

Cell: 240-888-9789

From: [Joani Graves](#)
To: [Freer, Walker](#)
Cc: WEBGraves@aol.com; concernsaboutscool@gmail.com
Subject: Alef Bet SCHOOL in a RESIDENTIAL NEIGHBORHOOD
Date: Wednesday, April 1, 2020 1:02:56 PM

Dear Mr. Freer,

We have been stuck with this ALEF BET SCHOOL in our residential neighborhood. It should never have been allowed to convert a residential house in the middle of two residential houses and neighborhood to a SCHOOL on a BUSY STREET!!!!!!!!!!!!!!!!!!!!!!

I am so so so disappointed that after saying they only wanted to have 30 students in the school and NOW they want 90 or 100 students. This is ridiculous!

Because Tuckerman is such a busy street, and busy intersection at Tuckerman and Old Georgetown Road, it is forcing people to cut through our neighborhood to bypass the busy intersection.

PLEASE do not permit the SCHOOL to increase their capacity!!!!!!!!!!!!!!!!!!!!!!

when they shouldn't be here in the first place.

In the beginning, somebody didn't tell the truth when applying for the permit.

THANK YOU for taking this into account upon your decision to disallow any further expansion. They should have gone to another area that is not a residential area to build their school and then expand, NOT ON A BUSY STREET WITH SO MANY CARS as Tuckerman is--for the safety of their kids. Somebody was not thinking straight when they bought the house to convert it to a school.

Love, William and Joani Graves

6520 Windermere Circle

North Bethesda, MD 20852-3541

301-564-5612 - home

301-518-1122 - cell

Chair Casey Anderson & Planning Board Members,

I would like to express my opposition to the proposed expansion of Alef Bet Montessori's student capacity from 39 to 90 students. I live on Whisperwood La, a street off Tuckerman La a few blocks down from the school. I have experienced first hand on many occasions the bottleneck of traffic on Tuckerman La during periods of both the beginning and end of the school day.

The owners of the school have not been good neighbors. They have repeatedly delayed negotiations with our group, Concerns About the School. They have demonstrated no desire to "preserve the feel and atmosphere of this quiet neighborhood".

Just the other day, as I turned off Old Georgetown Rd onto Tuckerman La, approaching the school was a nightmare. There was a car stopped directly in front of the school. This is legal, since the posted signs prohibit parking, not stopping, during school starting/ending times. Some cars in front of me were stopping to let cars exiting the school's circular driveway attempt a left hand turn onto Tuckerman in front of the parked car. The result was a several minute delay and a potential traffic accident.

My understanding is there are now fewer than 39 students at the school. I can't imagine the problems and potential traffic accidents which will exist if the capacity is raised anywhere near 90 students. The school's location is a former residence. That should never have changed.

I, and all my neighbors I have spoken with on this issue, are in full support of our group, Concerns About the School.

Thank You,

John Haser

11111 Whisperwood La

12/15/19

Wednesday, December 18, 2019

Peter Hebert and Mabel Ramirez
6305 Windermere Circle
North Bethesda, MD 20852
Phone (240)559-8535
Email PeterHowardHebert@Verizon.net

Re: Alef Bet Montessori School – Adequate Public Facilities Ordinance Review, No. APF202001

Walker Freer
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 495-4651 Direct Line
Email MCP-Chair@mncppc-mc.org

To Walker Freer and the Planning Board:

We are writing in opposition to Alef Bet's request to increase school capacity from 33 to 90 students. We ask without reservation that the MNCP&PC Planning Board reject Alef Bet's request due to inadequate notice, cut through traffic into Windermere and Luxmanor, and risk to safety.

I, Peter Hebert, am a life long resident of Montgomery County and a second generation resident of Windermere. Most of my career has been in real estate, and I am familiar with the public hearings and the process. Never have I seen such an underhanded means of working the system, bypassing community comment, or postponing a public hearing as is the case with Alef Bet.

I, Mabel Ramirez, am an early childhood educator and a former owner of a school. The Alef Bet house and property are not large enough to properly accomodate 90 students.

INADEQUATE NOTICE

No post cards or letters were sent by the MNCP&PC to the residents of Windermere, Luxmanor, and the many communities down traffic from Alef Bet located at 6125 Tuckerman Lane. Our awareness of Alef Bet's request to increase school capacity from 33 to 90 students came from a forwarded email from a neighbor, not the MNCP&PC.

No public notice sign was erected in front of Alef Bet to put the community on notice of a public hearing.

I, Peter Hebert, am signed up with the MNCP&PC for notices on hearings. Yet, no notice came to our household for this public hearing.

As of the date of this letter, MNCP&PC has postponed the December 19, 2019 hearing.

Alef Bet Montessori School — Adequate Public Facilities Ordinance Review, No. APF202001

Request for transportation Adequate Public Facilities approval to expand enrollment of a private school on Tuckerman Lane from 33 students to 90 students; located at 6125 Tuckerman Lane in North Bethesda; approximately 26,245 square feet in size; zoned R-200; within the 1992 North Bethesda Garrett Park Master Plan area.

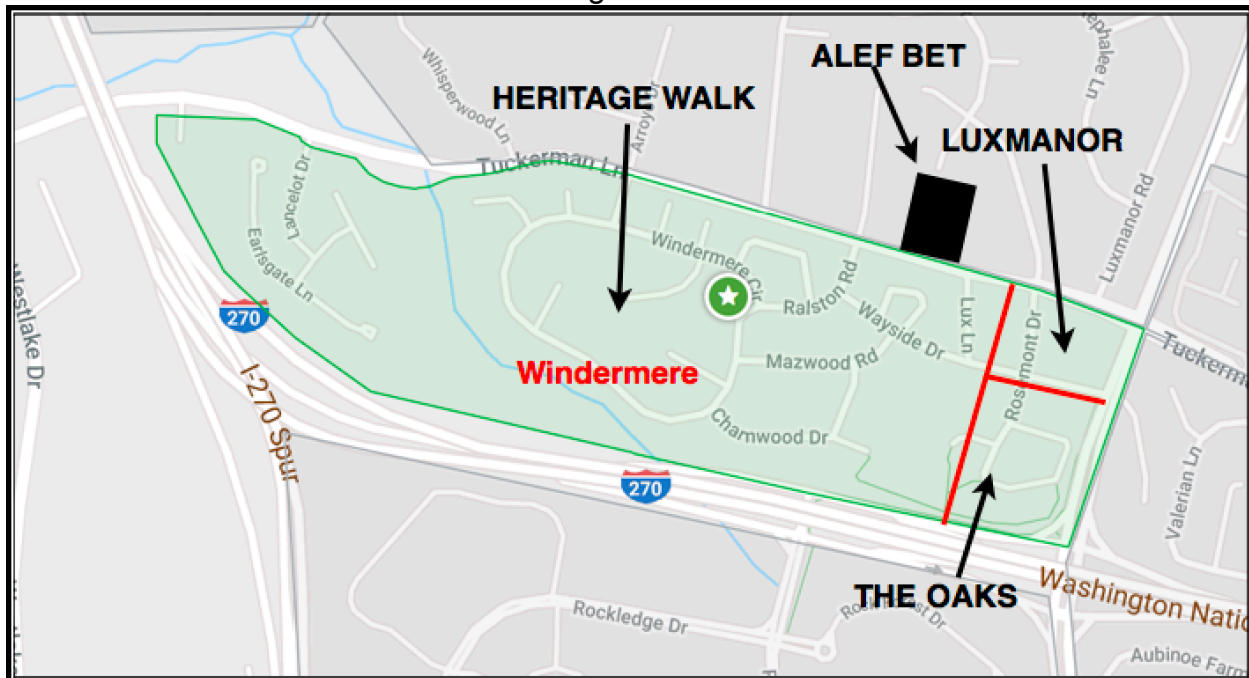
Staff Recommendation: Approval with Conditions
W. Freer

Source: <https://montgomeryplanningboard.org/agenda-item/december-19-2019/>

Word of mouth indicates that the hearing is rescheduled to January 9, 2020, but no such notice appears on the MNCP&PC website.

CUT THROUGH TRAFFIC INTO WINDERMERE AND LUXMANOR

Granting Alef Bet its request to permit an increase in permissible enrollment to 90 is outrageous, because an increase in enrollment would result in a traffic impediment on Tuckerman Lane and unwanted cut through traffic into Windermere and Luxmanor.



When there is heavy traffic or a delay along Tuckerman Lane, smart phone navigation technologies like WAZE are responsible for redirecting vehicular traffic through Windermere and Luxmanor via Ralston Road, Lux Lane, and Rosemont Drive. The magnitude of the problem, when traffic is backed up or comes to a halt on Tuckerman Lane, is such that tensions erupted amongst residents of both Windermere and Luxmanor in 2018 and 2019 as a result of numerous concerns over pedestrian safety and unwelcomed cut through traffic.

The Heritage Walk Homeowners Association and the Luxmanor Citizens Association were at odds over 11 different proposals stemming from these concerns for sidewalks, stop signs, no cut through signs, restricted access signs, and more. Permitting increased enrollment at Alef Bet would only exacerbate simmering problems that still exist here.

Neither Windermere nor Luxmanor were designed for cut through traffic from Tuckerman Lane. Both sub urban communities have no sidewalks due to their design as estate styled properties. And, both communities rejected the county's proposal to put in sidewalks.

Windermere features a community magnet for nearby subdivisions, which is a one mile trek around Windermere Circle and other streets that is safe for pedestrians, parents with strollers, those in wheelchairs, children, bikers, skateboarders, and pet walkers. Those, who walk our community also walk Wayside Way, which is the main route used by those, who cut through Windermere to bypass sitting traffic on Tuckerman Lane.

Never has anyone in Windermere considered posting a sign at Arroyo Drive, Ralston Road, or Lux Lane that says: Residents Only or No Cut Through. Yet, such a request was made for Rosemont Drive in Luxmanor due to this very real problem, which was a perceived threat to personal and family safety - all stemming from cut through traffic. The individual, who made the request for restricted access on Rosemont Drive has listed their home for sale after just two short years of living here. Transaction costs during such a short stay represents financial loss.

Again, an increase in cut through traffic into Windermere due to redirection from Tuckerman when backed up in front of Alef Bet poses a serious problem for the residents of Windermere, and a risk to safety for those who come from Arroyo Estates, Tilden Woods, The Oaks, Luxmanor, and beyond to walk our community.

RISK TO SAFETY

As it is now, Alef Bet's location on Tuckerman Lane - not on a campus location off the main street - is an accident waiting to happen.

In the month of December 2019 alone in lower Montgomery County, a 12th grade student of Walter Johnson High School was hit by a car while crossing the street to board the school bus. Also, a 4th grade student of Bradley Hills Elementary School died within 24 hours of being hit by a car.

Please, do not grant any approval for an increase in enrollment for Alef Bet at the Tuckerman Lane location.

Sincerely,

Peter Hebert and Mabel Ramirez

Hello,

I am a neighbor and member of the Luxmanor community. Please consider the below statements when evaluating the request to increase enrollment in Alef Bet in Rockville, MD on Tuckerman lane. No increase in enrollment should be approved at this time as the impact to traffic and the neighborhood can not be properly evaluated until after September 2020 when three MCPS schools reopen - Tilden Middle School, Rock Terrace School and Luxmanor Elementary School.

Traffic in the Luxmanor community and specifically on Tuckerman is already difficult. This is only the tip of the iceberg because Tilden Middle School, Rock Terrace School and Luxmanor Elementary School are all currently under construction. When those school open in Sept 2020, traffic in and around the neighborhood during school hours is going to be almost unmanageable.

The based on the three schools capacity, they are predicted to bring two to three hundreds of teacher vehicles into the neighborhood and more than fifty buses. Any traffic studies that have been done prior to the opening those schools would be invalid as it is not a proper indication of the impact to the neighborhood and specifically Tuckerman.

Thank you for your consideration of the neighborhood impact.

Best regards,
Nermine Demopoulos

12/10/2019

From: [pat tessler](#)
To: [Freer, Walker](#)
Subject: Aleph Bet
Date: Wednesday, April 1, 2020 9:41:00 AM

Dear Mr. Walker,

As a local homeowner residing near the new Aleph Bet preschool, I strongly urge you to restrict the number of students able to use this facility.

Tuckerman Lane is already a significant east-west road that is handling a lot of traffic - and adding to the congestion with numerous school buses, carpools, and drivers would be a terrible idea.

I have been inconvenienced many times by the busses stopping along Tuckerman in front of the school. Adding more congestion would only exacerbate the already difficult situations in the mornings at drop-off and at the end of the school day.

It has made the road almost unusable during those times.

Frankly, the school should never have been approved in the first place. But making it bigger is really unconscionable.

There are few alternate roads across this area due to traffic restrictions. If the school is allowed to increase in size, I and many others would drive through the other parts of the neighborhood instead. I am sure those homeowners don't want the added traffic on neighborhood streets.

The school should be placed in an out-of-the-way location, not impeding traffic. Tuckerman Lane is too busy already.

Or at least it should include a large parking lot to accommodate all the cars and busses that need to get in and out. Why wasn't a parking lot included in the original design? Using a public street is not fair to the homeowners who live nearby and use the street.

Thank you for your help in this matter.

Pat Tessler
5801 Cartina Ter
Rockville, MD 20852

Robert and Beverly Piccone
6224 Starwood Way
Rockville, MD 20852

Re: Alef Bet Montessori School – Adequate Public Facilities Ordinance Review, No. APF202001

Walker Freer
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

(301) 495-4651 Direct Line Email MCP-Chair@mncppc-mc.org

To Walker Freer and the Planning Board:

We are writing in opposition to Alef Bet's request to increase school capacity from 33 to 90 students. We ask without reservation that the MNCP&PC Planning Board reject Alef Bet's request due to inadequate notice, cut through traffic into Windermere and Luxmanor, and risk to safety.

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CUT THROUGH TRAFFIC INTO WINDERMERE AND LUXMANOR

Granting Alef Bet its request to permit an increase in permissible enrollment to 90 is outrageous, because an increase in enrollment would result in a traffic impediment on Tuckerman Lane and unwanted cut through traffic into Windermere and Luxmanor.

When there is heavy traffic or a delay along Tuckerman Lane, smart phone navigation technologies like WAZE are responsible for redirecting vehicular traffic through Windermere and Luxmanor via Ralston Road, Lux Lane, and Rosemont Drive.

The magnitude of the problem, when traffic is backed up or comes to a halt on Tuckerman Lane, is such that tensions erupted amongst residents of both Windermere and Luxmanor in 2018 and 2019 as a result of numerous concerns over pedestrian safety and unwelcomed cut through traffic.

Neither Windermere nor Luxmanor was designed for cut through traffic from Tuckerman Lane. Both suburban communities have no sidewalks due to their design as estate styled properties. And, both communities rejected the county's proposal to put in sidewalks.

Windermere features a community magnet for nearby subdivisions, which is a one mile trek around Windermere Circle and other streets that is safe for pedestrians, parents with strollers, those in wheelchairs, children, bikers, skateboarders, and pet walkers.

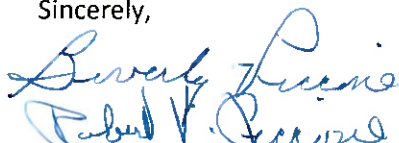
Those, who walk our community also walk Wayside Way, which is the main route used by those, who cut through Windermere to bypass sitting traffic on Tuckerman Lane. Never has anyone in Windermere considered posting a sign at Arroyo Drive, Ralston Road, or Lux Lane that says: Residents Only or No Cut Through. Yet, such a request was made for Rosemont Drive in Luxmanor due to this very real problem, which was a perceived threat to personal and family safety - all stemming from cut through traffic.

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RISK TO SAFETY As it is now, Alef Bet's location on Tuckerman Lane - not on a campus location off the main street - is an accident waiting to happen. In the month of December 2019 alone in lower Montgomery County, a 12th grade student of Walter Johnson High School was hit by a car while crossing the street to board the school bus. Also, a 4th grade student of Bradley Hills Elementary School died within 24 hours of being hit by a car.

Please, do not grant any approval for an increase in enrollment for Alef Bet at the Tuvckerman Lane location.

Sincerely,



Beverly and Robert Piccone

From: Beverly Piccone
To: Freer, Walker
Subject: Strongly opposed to increasing the enrollment at Alef Bet
Date: Wednesday, April 1, 2020 4:44:50 PM

For the following reasons, we are strongly opposed to increased enrollment of the Alef Bet school (day care.)

1. Increased enrollment will necessarily result in a prolonged traffic stoppage on Tuckerman Lane every morning and afternoon. (Accidents and passing on the right are inevitable).
2. The Tuckerman and Old Georgetown intersection is already designated a failed intersection due to inability to manage traffic capacity.
3. Increased enrollment will necessarily result in more cut through traffic into our community via Arroyo, Ralston, Lux, and Rosemont when traffic on Tuckerman Lane is stopped.
4. Cut through traffic will be further exacerbated due to the widespread use of WAYZ, a navigation application on smart phones.
5. We must bear in mind that the construction of new townhouses at Cabin John Mall will necessarily result in more traffic along Tuckerman as commuters make their way to either Grosvenor metro and I-270 and I-495. [SEE <https://northbethesdamagazine.com/development>] That is not the only development in the approved pipeline near our community.
6. Windermere was not designed to accommodate cut through traffic. We bought here, we repurchased here when we gutted and remodeled, because Windermere remains an enclave, secluded, quiet, and more. A school campus on Tuckerman, across from our community, forces us to take notice and act.
7. Windermere has no sidewalks, and the residents overwhelmingly rejected them when proposed by the county. We don't want to lose our mature tree canopy.
8. Our community is a walking mecca that attracts walkers throughout the day from Windermere, the Oaks, Luxmanor, Tilden Woods, and Arroyo Estates.
9. We have already had incidences of walkers being chased to the curb by drivers not mindful of our community's history families walking here without concern.
10. No single family detached residence in Luxmanor or Windermere with our residential zoning when so designated was every intended to be rezoned into a school campus. We have a residential zone here, and we want to preserve that. We want to preserve what our community planners gave us.

Robert and Beverly Piccone
6224 Starwood Way
Rockville, MD 20852

From: [Oliver M Janney](#)
To: [Freer, Walker](#)
Subject: Alef Bet Montessori (APFO) Traffic Detail
Date: Tuesday, April 7, 2020 8:18:08 PM

Dear Mr. Walker,

I am writing in support of Alef Bet Montessori school to expand to 90 students.

I am the recently Retired Police Officer(Montgomery County Police Department) in charge of the police detail each morning.

Since the winter of 2018, the school employed me to do the details of police presence in front of the school in the morning between 8 am to 9:30 am.

Even with 16 students, it was important to have police presence for safety of the children and safe and for security reasons. The safety of the school's staff, children and families attending required it, due to the volume of neighbors aggression towards the school.

Each morning at the drop-off procedure at Alef bet Montessori is that is very well organized and I see families dropping off on the property in less than a minute. Parents have had orientation on carpool lines. The teachers and parents keep the cars moving and the teachers see that the children quickly and safely walked into the school.

There is plenty of on-site visitor parking and striped on-street parking within walking distance of the school on Tuckerman Lane if I need to stop in at the school during the school day.

We saw that there was no need to provide security detail during Pick-up.

Sincerely

Oliver Janney

From: [alicia.myara](#)
To: [Freer, Walker](#)
Cc: [Elie Lichtash](#)
Subject: Alef Bet Montessori AFPO
Date: Wednesday, April 8, 2020 11:15:47 AM

Dear Mr. Walker,

My name is Alicia Myara and I am writing in support of expanding the number of students at Alef Bet Montessori School to 90 students.

I live in the adjoining neighborhood just off Tuckerman near where the school is and I drive by the school many times per day. Although I know that cut-through traffic in the neighborhood has been an issue, this was so well before Alef Bet opened last year. In my many travels walking and driving near the school, I have not seen that Alef Bet has been a generator of increased cut-through traffic nor does it appear that the school has impacted the traffic surrounding the school. There are no lines waiting on Tuckerman or traffic jams in the area and my drive down Tuckerman Lane is exactly the same as it was before the school opened. As you know, this is a small school and as such will simply not have much impact on traffic in the area as compared to the large expansions of the public elementary and high school coming our way in the future. Alef Bet is a contributor within the community and should be encouraged to stay to provide much needed educational services to our local community. Please approve Alef Bet's request to expand the number of student to 90. It will be a positive to the community we live in and we the neighbors wholeheartedly support it.

Please feel free to call or email me if you have any questions.

All the best,

Alicia S.Myara

5728 Brewer House Circle

Rockville MD 20852

From: [Andrew Boltax](#)
To: [Freer, Walker](#)
Cc: [Amanda Boltax](#)
Subject: Alef Bet Montessori APFO
Date: Monday, April 6, 2020 9:57:00 PM

Dear Mr. Freer,

My wife and I are writing to you in support of the request from Alef Bet Montessori School to increase its capacity to 90 students.

We have lived in the Luxmanor neighborhood for 17 years, and we are very sensitive to cut-through traffic caused by changing factors. Cut-through traffic in the neighborhood was a serious issue before Alef Bet opened last year, and there has not been any increase since Alef Bet's arrival. We strongly support Alef Bet's desire to increase its capacity to up to 90 students. Relatively speaking, this is a small school that consistently goes above and beyond to be accommodating. Compared to the huge impact that's about to hit our neighborhood when the expanded Luxmanor Elementary, Tilden Middle and new Rock Terrace School open, Alef Bet's potential 90 students will be a drop in the proverbial bucket.

We also support the proposed contribution by Alef Bet to the future improvements at the intersection of Old Georgetown Road and Tuckerman Lane, which also will be impacted far more by the expansion of the public schools and commercial developments in the area in the coming years.

Thank you for your consideration. Stay safe and well.

Andrew and Amanda Boltax
11518 Danville Drive
North Bethesda, MD 20852
301-881-3542

From: [Naomi Matana](#)
To: [Freer, Walker](#)
Subject: Alef Bet Montessori APFO
Date: Tuesday, April 7, 2020 4:25:30 PM

We are writing in support of expanding the number of students at Alef Bet Montessori School to 90 students.

My experience with the drop-off and pick-up procedure at Alef bet Montessori is that is very well organized and I am often on and off the property in less than a minute. The teachers and parents keep the cars moving and the teachers see that my child is quickly and safely walked into.

Pick-up works as seamlessly as drop-off. As soon as the teachers recognize my car, my child is brought out and buckled in and we are off again in less than a minute.

There is a traffic officer in the morning to help with the process which helps makes it go faster.

I have three girls at Montessori and Im hoping to have my baby boy join in 2022.

My girls loves Alef Bet – the residential look and small size is comfortable for children. Having a small neighborhood school like Alef Bet with only 90 students is a real community asset. It is perfectly located on Tuckerman for easy access but when the children are playing, walking or gardening in the school's backyard it feels like a quiet neighborhood park.

From: [Larry Stern](#)
To: [Freer, Walker](#)
Subject: Alef Bet Montessori APFO
Date: Monday, April 6, 2020 11:08:40 PM

Hi,

I live in the neighborhood and I'm writing in support of their attempt to expand the number of students at their school to 90. They've been very good neighbors and they're a great addition to the neighborhood.

5728 Brewer house Circle.
Rockville MD

Lawrence S. Stern
West & Feinberg, P.C.
4550 Montgomery Avenue
Suite 775N
Bethesda, MD 20814
301-951-1520
301-951-1525 (Fax)

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From: [Rick Zitelman](#)
To: [Freer, Walker](#)
Subject: Alef Bet Montessori expansion
Date: Monday, April 13, 2020 2:55:31 PM

Dear Mr. Walker,

I hope you and your family are in good health and doing well under the circumstances.

I am writing in support of the expansion of the number of students at Alef Bet Montessori. As a life-long Montgomery County resident, I value the quality and diversity of the education available to MoCo residents. Alef Bet provides a great curriculum and it needs approval for more students to be able to support the demands of the community with an increase in the # of students that can attend.

We live in Luxmanor and our children went to Luxmanor Elementary. Unlike the expansion of Luxmanor Elementary and Tilden Middle Schools, Alef Bet is a small school and increasing the # of students to a maximum of 90 will not have much impact on traffic.

I urge you to support the increase.

Thank you very much.
Rick



Rick Zitelman, President
The Zitelman Group, Inc.
Phone: 240-292-0531
rick@tzg.com
www.tzg.com

Mailing Address: 10421 Motor City Drive, Box 341270, Bethesda, MD 20817
Office Address and deliveries: 11140 Rockville Pike, Suite 550-B, North Bethesda, MD 20852

From: [Dennis Berman](#)
To: [Freer, Walker](#)
Cc: [DLB](#)
Subject: Alef Bet Montessori request for occupancy increase from 40 to 90
Date: Tuesday, April 7, 2020 1:58:04 PM

To the Board of the Montgomery County Park and Planning Commission:

My name is Dennis Berman. I live on Gainsborough Road very close to Seven Locks Road, and my office is located at 5410 Edson Lane very close to Rockville Pike. Each day, when I go to and from my office, I pass the Alef Bet Montessori School on Tuckerman Lane. I have literally passed the school well over a hundred times, and not once have I been delayed more than possibly five seconds. Dozens of times I have passed the school when it is obvious that children are being picked up or dropped off. The traffic is so minimal that I cannot imagine that going from 40 to 90 children will make any significant difference.

I do not send and have never sent any children to Alef Bet Montessori, but I consider the school to be a great asset and alternative for the community, so I respectfully request that you grant Alef Bet Montessori's request for an increase of students from 40 to 90.

Thank you,
Dennis Berman
Berman613@aol.com

Sent from my iPad

From: [Eugene Berman](#)
To: [Freer, Walker](#)
Subject: Alef Bet Montessori School
Date: Tuesday, April 7, 2020 3:14:03 AM

To Montgomery Planning;

We are writing in support of expanding the number of students at Alef Bet Montessori School to 90 students. We are neighbors of the school and strongly believe that the school provides an important service to our community. We have toured this fine facility and were most impressed with the extremely competent staffing and the well-designed class and work rooms. We are confident that it has ample capacity and capability to expand to 90 students or more and this will help address the community's growing educational needs.

Tammy and Eugene Berman

--

The Berman Family
11305 Commonwealth Drive Apt T-1
Rockville MD 20852

301 770-6866

From: [Connie Lindenauer](#)
To: [Freer, Walker](#)
Subject: Alef Bet Montessori Traffic Hearing
Date: Tuesday, April 7, 2020 8:41:18 PM

Dear Mr. Walker,

We are writing in support of expanding the number of students at Alef Bet Montessori School to 90 students.

We live in the neighborhood in the townhouses of Old Georgetown Village. We have not noticed any increase in traffic or delays as a result of Alef Bet Montessori School opening and strongly support the increase of up to 90 students. This is a small school that brings a big benefit to our neighborhood with little or no impact on traffic in the area compared to the large expansions of the public elementary and high school coming our way in the future. We support the proposed contribution by Alef Bet to a future improvement at Old Georgetown Road and Tuckerman Lane intersection which will be impacted to a far greater extent by the expansion of the public schools and commercial developments in the area in the coming years.

Regards,

Connie Lindenauer

5910 Tudor Lane

Rockville, MD 20852

From: [Erik Lindenauer](#)
To: [Freer, Walker](#)
Subject: Alef Bet Montessori Traffic Hearing
Date: Tuesday, April 7, 2020 8:59:01 PM

Dear Mr. Walker:

We are writing in support of expanding the number of students at Alef Bet Montessori School to 90 students.

We live in the neighborhood in the townhouses of Old Georgetown Village. We have not noticed any increase in traffic or delays as a result of Alef Bet Montessori School opening and strongly support the increase of up to 90 students. This is a small school that brings a big benefit to our neighborhood with little or no impact on traffic in the area compared to the large expansions of the public elementary and high school coming our way in the future.

We support the proposed contribution by Alef Bet to a future improvement at Old Georgetown Road and Tuckerman Lane intersection which will be impacted to a far greater extent by the expansion of the public schools and commercial developments in the area in the coming years.

Regards,
Erik Lindenauer
5910 Tudor Lane
Rockville, MD 20852

From: [Kevin Brodsky](#)
To: [Laurie Brodsky](#); [Freer, Walker](#)
Subject: Alef Bet Montessori
Date: Wednesday, April 8, 2020 1:43:19 PM

To Whom it May Concern,

My experience with the drop-off and pick-up procedure at Alef bet Montessori is that is very well organized and I am often on and off the property in less than a minute. The teachers and parents keep the cars moving and the teachers see that my child is quickly and safely walked into the school.

As part of parent orientation, we know not to park in the neighborhood side streets. There is plenty of on-site visitor parking and striped on-street parking within walking distance of the school on Tuckerman Lane if I need to stop in at the school during the school day.

Pick-up works as seamlessly as drop-off. As soon as the teachers recognize my car, my child is brought out and buckled in and we are off again in less than a minute.

My child loves Alef Bet – the residential look and small size is comfortable for children. Having a small neighborhood school like Alef Bet with only 90 students is a real community asset. It is perfectly located on Tuckerman for easy access but when the children are playing, walking or gardening in the school's backyard it feels like a quiet neighborhood park.

The Brodsky Family

From: [Yvonne Z](#)
To: [Freer, Walker](#)
Subject: Alef Bet Montessorri APFO
Date: Monday, April 6, 2020 7:50:31 PM

Hello Mr. Freer,

I am writing to you in support of expanding the number the students at Alef Bet Montessori to 90 students.

I live on Stephalee Lane in Luxmanor and cut-through traffic in our neighborhood has been a significant issue well before Alef Bet opened their doors last year. At first I was a bit concerned that traffic might increase, but frankly that has not been the case at all. I have not seen that Alef Bet has been a generator of increased cut-through traffic at all. Based on that, I support an increase of up to 90 students. Alef Bet is a small school (much smaller than Manor, the other Montessori school in our neighborhood) and will not have much impact on traffic in the area compared to the large expansions of the public elementary and high school coming our way in the future. Please allow the increase.

Thank you for your consideration.

Yvonne Zaslow Cohen
yzaslow@gmail.com

From: [rachel katz](#)
To: [Freer, Walker](#)
Cc: [David Harold Katz](#)
Subject: Aleph Bet Montessori expanding to ninety students
Date: Wednesday, April 8, 2020 12:00:11 PM

To Whom it May Concern:

My husband David and I are writing in support of the Aleph bet Montessori school expanding their enrollment to ninety students. David and I live in the Luxmanor neighborhood on Poindexter Lane. Mornings, prior to the Covid 19 closures, I drove one or both of my sons to school (in downtown DC) and/or to the GrovesnorStrathmore Metro Station. In the afternoons and evenings I pick one or both of my sons up from these locations. The times most often coincide with drop off and pick up at Aleph Bet. I have never noticed any issue at all. Traffic has not been impacted at all in my opinion. I also haven't noticed any increase in cut through traffic in our neighborhood.

We full support the expansion of the school's enrollment.

Sincerely,
Rachel and David Katz
6209 Poindexter Lane
Rockville, MD 20852

From: [Marc Inzelstein](#)
To: [Freer, Walker](#)
Subject: In support of Alef Bet Montessori APFO
Date: Tuesday, April 7, 2020 11:16:02 PM

Dear Madam/Sir - we are writing in support of expanding the number of students at Alef Bet Montessori School to 90 students.

We live in the luxmanor neighborhood and regularly drive or walk near the school. Since It opened a little over a year ago we have not noticed any traffic issues caused by the school, which seems to be very orderly in terms of student drop off and pick up. Tuckerman lane traffic is unimpeded from what we have observed.

We are, however, concerned about additional traffic from public school expansion and feel that Aleph Bet is too small in size to warrant any concerns of this order.

Aleph Bet enjoys an excellent reputation and is a wonderful addition to our neighborhood. We Are in support to the proposed contribution by Alef bet to a future improvement at the intersection of Old Georgetown Road and Tuckerman Lane.

Sincerely,

Marc and Lauren Inzelstein

Patrick,

My wife Meryl and I are writing to you in support of the plan to increase student enrollment at Alef Bet from 39 to 90 students. We have lived at 6128 Tuckerman lane, which is directly across the street from the school for close to 20 years. We can state unequivocally that we haven't had any negative impact from increased traffic or otherwise since the school has opened. Please feel free to reach out to me should you have any questions.

Jack Abel

Senior Vice President, Strategic Initiatives

Corporate Benefits

6500 Rock Spring Drive | Suite 500 | Bethesda, MD 20817

P: 301.581.7376 | C: 301-943-7676 | jack.abel@nfp.com | NFP.com





11418 Old Georgetown Rd.
N. Bethesda, MD 20852
Office: 301-881-9010
www.aishdc.com

To whom it may concern,

I am the Rabbi of the Aish community situated in the Luxmanor neighborhood, housed only a few blocks away from the Alef Bet Montessori School.

I can't begin to describe what a positive effect the school is having on our community and the wider community at-large.

I had the privilege of attending their PTO school dinner a few months back and I was truly blown away. Many of the parents of children in the school stood up to speak of their own volition. They shared how fortunate they are that they have the Alef Bet school for their kids and what a difference it is making in their lives and that of their kids.

Many families from the school are members of our congregation and community and I get to see first-hand what an impact this school is having. We need this amazing school to expand and further their reach to help more children get the amazing education that they deserve.

The school does not pose any traffic issues whatsoever and no is truly nothing but a blessing for the neighborhood and community at large. I truly hope and pray the Alef Bet Montessori School is granted the permission it needs to allow it to flourish further, as this will be nothing but beneficial for us all.

Sincerely,

A handwritten signature in blue ink, appearing to read "Baruch Frankel", with a long horizontal line extending to the right.

Rabbi Baruch Frankel
Rabbi / Executive Director
716-327-7977 / bfrankel@aish.com

From: [Laurie Brodsky](#)
To: [Freer, Walker](#)
Subject: Montessori APFO
Date: Tuesday, April 7, 2020 3:24:13 PM

To whom this may concern,

My name is Laurie Brodsky we live @10109 Fleming ave in Bethesda md 20814.

We are writing in support of expanding the number of students at Alef Bet Montessori School to 90 students.

My experience with the drop-off and pick-up procedure at Alef bet Montessori is that is very well organized and I am often on and off the property in less than a minute. The teachers and parents keep the cars moving and the teachers see that my child is quickly and safely walked into the school.

As part of parent orientation, we know not to park in the neighborhood side streets. There is plenty of on-site visitor parking and striped on-street parking within walking distance of the school on Tuckerman Lane if I need to stop in at the school during the school day.

Pick-up works as seamlessly as drop-off. As soon as the teachers recognize my car, my child is brought out and buckled in and we are off again in less than a minute.

My child loves Alef Bet – the residential look and small size is comfortable for children. Having a small neighborhood school like Alef Bet with only 90 students is a real community asset. It is perfectly located on Tuckerman for easy access but when the children are playing, walking or gardening in the school's backyard it feels like a quiet neighborhood park.

Many thanks for your support,
The Brodsky family

In best of health,
Dr. Laurie Brodsky

From: [Joel Plotkin](#)
To: [Freer, Walker](#)
Subject: Re: Alef Bet Montessori APFO
Date: Wednesday, April 8, 2020 9:49:02 AM

Dear Traffic Planning Board,

I live in the Luxmanor next to Alef Bet Montessori school at 11212 Stephalee Lane Rockville MD 20852 and want express my support for the school and dissuade any comments that the school possesses any traffic concerns on Tuckerman Lane or elsewhere.

I am driving early in the morning around school start time and am using Tuckerman Lane and have no problems caused by school associated traffic. Same in the afternoon- no issues.

Joel Plotkin

Joel Plotkin
301-254-5900 (cell)

From: jocelyn.scheinert@gmail.com
To: [Freer, Walker](#)
Subject: Re: Aleph Bet Montessori
Date: Tuesday, April 7, 2020 5:05:46 PM

Hi,

I am the parent of a student at Aleph Bet Montessori. I am writing to ask for your support in expanding the school to 90 students. We have had a wonderful experience with the school this past year. In terms of traffic, our drop off and pick up has been very quick, with the teachers recognizing our car and helping our son in and out.

Thank you for your consideration.

Sincerely,
Jocelyn Scheinert
9401 Sunnyfield Ct, Potomac

Sent from my iPhone

From: [Stephen Baars](#)
To: [Freer, Walker](#)
Subject: Re: Alef Bet Montessori APFO
Date: Tuesday, April 7, 2020 10:48:52 AM

Dear Mr. Freer,

I am writing in support of the expansion of Alef Bet Montessori school.

I have resided in the Luxmanor neighborhood for over 20 years now. I think it is important to note that the Alef Bet Montessori School is an important addition to the community. Cut through traffic has been there and will probably always be there and Alef Bet Montessori School has no meaningful impact on cut through traffic, and is probably a factor against traffic, since families can walk their kids to school.

Families of the school, former families and board members reside in Luxmanor and Windermere neighborhoods, and it is part of the fabric of our community.

Having a small school in our residential area is vital. Our neighborhood children have benefited and will continue to benefit from a school in walking distance. Not only for safety reasons, but given that the school has proven to be a most responsible community neighbor, it adds an important value system for the benefit of all.

Small neighborhood schools help build our community. They are essential part and parcel of residential neighborhoods just like a church and a synagogue.

If I can be of any further assistance, feel free to reach out,

Sincerely,
Rabbi Stephen Baars
6012 Roseland Drive
Rockville, MD 20852

From: [Lorena Cano](#)
To: [Freer, Walker](#)
Cc: [Juan Jose Miranda \(WB\)](#)
Subject: Re: Alef Bet Montessori APFO
Date: Wednesday, April 8, 2020 4:23:54 PM

Dear Mr. Walker Freer,

We are writing this email in support of expanding the number of students at Alef Bet Montessori School to 90 students.

My child loves Alef Bet – he has been a student for the last three years. We feel that my son greatly benefit from having a warmer and personal schooling environment.

Our experience with the drop-off and pick-up at Alef bet Montessori is that is very well organized and I am often on and off the property in less than a minute. The teachers are very helpful in this procedure.

Please, do not hesitate to contact us for any questions.

Keep safe.

Lorena Cano & Juan Jose Miranda

From: [Baruch Frankel](#)
To: [Freer, Walker](#)
Subject: Re: Alef Bet Montessori APFO
Date: Wednesday, April 8, 2020 6:47:04 PM

To whomever this may concern,

I am writing in support of expanding the number of students at Alef Bet Montessori School to 90 students.

I am a parent of a child in the school and have nothing but praises (and heaps of it!) for the school. There will be no adverse impacts of an expansion of the school, only benefits.

I live in Luxmanor, in the neighborhood of the school and drive by the Alef bet Montessori school the whole time, as well as doing drop-off and pick-up for my child. The school has a very organized system for drop-offs and pick-ups and everyone enters and exits safely onto Tuckerman with no effects on traffic. This is a small school (unlike the large public schools opening up in the neighborhood in the near future!) and doesn't pose any traffic issues nor any other adverse impacts on the area at all.

Sincerely,

Shani Frankel

From: [Gunawardane, Chamila](#)
To: [Freer, Walker](#)
Cc: chamichamila@gmail.com; info@alefbetmontessori.org
Subject: Re: Alef Bet Montessori APFO
Date: Wednesday, April 8, 2020 12:05:01 PM

Dear Mr. Freer,

We are writing in support of expanding the number of students at Alef Bet Montessori School to 90 students. Our 3 year old son, Rushan Gunawardane has been going to Alef Bet Montessori, since the school opened at 6125 Tuckerman Lane.

They have a very organized process of taking my son out of the car, very efficiently and quickly. I am able to leave the premises in a very short time. There is no bottleneck while dropping and picking kids and there are plenty of teachers helping to facilitate this process. The school is very organized and efficient in executing this function on a daily basis.

We consider Alef Bet Montessori a great asset to our neighborhood to provide exceptional early childhood education.

Thank you for your kind consideration.

Best regards,
Chamila & Varuna Gunawardane (parent)
8919 Tuckerman Lane
Potomac, MD 20854

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From: [Shirin Masica](#)
To: [Freer, Walker](#)
Subject: Re: Alef Bet Montessori APFO
Date: Tuesday, April 7, 2020 3:42:29 PM

To whom it may concern:

I am writing to support the expansion of the number of students for Alef Bet Montessori to 90 students. I have two children currently at the school, and can attest with personal experience to the amazing organization with the carpool lines. I am always on and off the property in one minute or less. Parents and teachers work together to make sure that the children are picked up directly from their cars and quickly walked safely into the school.

We were told during parent orientation not to park in the neighborhoods or on side-streets. There is plenty of on-site visitor parking and on-street parking on Tuckerman Lane within walking distance of the school when I stop by during the day.

Pick-up works just as quickly as drop-off. The teachers know my car, my children are brought out quickly, and we're off the property within a minute.

My children love Alef Bet – the residential look and small size have made them feel like they're going to a second home. My husband and I love Alef Bet even more - it is perfectly located on Tuckerman for easy access, but when the children are playing, walking or gardening in the school's backyard it feels like a quiet neighborhood park.

We would love to see our children's school expanded to help serve more children within the community!

Shirin Masica
shirin.amchin@gmail.com
[502-693-0070](tel:502-693-0070)

From: [PTO Group](#)
To: [Freer, Walker](#)
Subject: Re: Alef Bet Montessori APFO
Date: Wednesday, April 8, 2020 12:55:16 PM

Dear Mr. Walker,

On behalf of the Parent Teacher Organization, we are writing in support of Alef Bet Montessori school's expansion to 90 students.

Since the winter of 2018, the school has given us, the parents, clear orientation and guidelines on the carpool line for drop off and pick up.

They have a police detail to enhance the carpool process and to have a police presence in front of the school in the morning between 8 am to 9:30 am.

Each morning at drop-off, the staff is waiting for us outside, quickly helps to get our children out of the cars safely, and drive off easily the property in a minute or less. It is a well organized carpool and we see all of our families participating according to the guidelines the school provided at orientation.

We have been practicing the carpool line for over a year, since there were 16 students. As parents, it was important to have police presence for security reasons. We care for the safety of the school's staff, children and families because of incidents with the neighbors who object to the school's location.

The school is a wonderful program for our children and we are thrilled that it is in the neighborhood, walking distance for some parents, and an easy ride for others.

We would love to see our children's school expanded to help serve more children within the community.

Thank you,

--

This email is sent to you from the PTO volunteers:

Michele Amsellem (Remy's mom), **Samantha** Morick (Grant's mom) & **Shirin** Masica (Liev's mom)

Alef Bet Montessori School

From: [Danielle T](#)
To: [Freer, Walker](#)
Subject: Re: Alef Bet Montessori APFO
Date: Tuesday, April 7, 2020 4:57:11 PM

Hi,

I am writing in support of expanding the number of students at Alef Bet Montessori School to 90 students.

My daughter (4yrs old) has attended this wonderful school since last year and is thriving in their warm and educational environment.

Their seamless drop off and pick up routine is really excellent. We are well informed on the process to ensure we are on and off the property quickly, while my daughter is safely walked into the school by the loving teachers. They do have plenty of parking on the premises if we need.

Allowing Alef Bet Montessori to accommodate 90 students would enrich the lives of those precious children and their family and the community. A strong educational foundation is imperative and Alef Bet ensures that possibility for every one of their students.

Thank you,

Danielle Tsikvashvili
11617 Le Baron Terrace,
Silver Spring, MD 20902
571-762-7838