



*Protecting, preserving and enhancing our communities
through stewardship, education and advocacy.*

Dear Councilman David Marks,

The owners of Blakehurst, Chestnut Partners, have proposed development of the Mission Helper parcel (4.0+ acres) into five residential buildings with eight condominiums each, a sixth clubhouse building, three new streets, sidewalks, lighting, underground and on-street parking, and more. The proposal would require waivers or modifications to existing zoning restrictions. Chestnut Partners hosted two Zoom meetings in February and March 2021 with neighbors and representatives of the RRLRAIA to discuss this project.

Use of the Mission Helper parcel is governed by a 1988 Restrictive Covenant Agreement (the "RCA") between the RRLRAIA, Chestnut Partners, a neighborhood Advisory Board, and several neighbors. The RCA has been amended by the parties eight times. On its face, the RCA and its addenda restrict use of the Mission Helper parcel to a 40-unit, 54-resident addition to Blakehurst.

On April 19, 2021, twenty-one households neighboring the Mission Helper property -- including six members of the Advisory Board -- wrote the attorney for Chestnut Partners (Patricia Malone, Esq.), seeking additional information about the project, including how the proposal conforms to the RCA's use and resident restrictions. A copy of this letter, the project drawings presented at the two Zoom meetings, the RCA and its addenda, and other relevant documents are available at www.MHneighbors.com.

At this time, the RRLRAIA supports:

- the Mission Helper neighbors' request for more information as set forth in their April 19, 2021 letter; and
- enforcement of the RCA and its addenda without variances or modifications, absent dialogue, negotiation, and amendment to the RCA by and among all parties.

Should you wish to discuss further, I can be reached by phone at 410-336-1333 or by email at jemcahn@comcast.net. Thank you very much.

Jamie Cahn, Zoning Chair
Ruxton-Riderwood-Lake Roland Area Improvement Association

cc. Patricia Malone