

Subject: Mission Helper: Update

Date: Monday, May 17, 2021 at 3:50:53 PM Eastern Daylight Time

From: William Meyer

To: Amy Potter, Anne Stocksdale, Beth Greenland, Betsy Sexton, Biff and Bonnie Hearn, Bill Ashley, Cailin Quinn, Carlton Sexton, Charley Greenland, Charlie O'Donovan, Christine Heaphy, Dean Stocksdale, Elisa Delia, Herb O'Connor, Herbert Mittenenthal, Jen Ashley, Jessica Paffenbarger, John Paffenbarger, John Tunney, Karen Meyer, Kathalee O'Connor, Lissen Tutrone, Matthew Hayek, Meyer William, Michael Farrell, Michael Jankowski, Mike and Julie Trumbauer, Molly O'Donovan, Nancy Fitzpatrick, Rudolph Bayer, Scott Potter, Susan Nachman

CC: kimberlyswarren@gmail.com, Ward Classen, Jamie Cahn (home), Janet McHugh, Hope Jordan

BCC: Meyer William

Sorry for the long email, but there are a few things to report. Copies of referenced documents are on the www.MHneighbors.com web site, or by clicking on links below.

1. Response from developer: We emailed our [letter](#) on April 19 to Patsy Malone, attorney for the developer Chestnut Partners. On May 5, Ross Nichols (the project development manager from LCS Development who was in the Zoom meetings) called and said that they were working on a response and did not want us to think they were ignoring us. He gave no timetable and again expressed a desire to work cooperatively with the neighborhood. I will let everyone know what I hear.
2. RRLRAIA support: The Ruxton-Riderwood-Lake Roland Area Improvement Association ([RRLRAIA](#)) is our neighborhood association. There has been some confusion about whether we are part of the RRLRAIA or the West Towson Neighborhood Association (WTNA) because they both solicit our membership, but [the RRLRAIA map](#) confirms the boundaries, and we are within its area (on the [map](#), the part jutting out east of Charles Street on the upper right). Importantly, the RRLRAIA is a party to the 1988 Restrictive Covenant [Agreement](#) (RCA) that restricts use of the Mission Helper property to a 40-unit, 54-resident addition to Blakehurst, so it will play an important role in whatever happens.

I am happy to announce that the RRLRAIA is supporting us. Specifically, [on May 11, the RRLRAIA wrote to Councilman David Marks](#) (our councilman for the 5th district) to express support for our April 19 request for information, and to support "*enforcement of the RCA and its addenda without variances or modifications, absent dialogue, negotiation, and amendment to the RCA by and among all parties.*" The RRLRAIA also sent a copy of its letter to Ms. Malone, so the developer now knows we are not alone, and that the RRLRAIA intends to stand by its covenants. This is a significant development. The RRLRAIA has been extremely responsive and helpful in this matter, and

special thanks go to Ward Classen (president), Jamie Cahn and Janet McHugh (zoning), and Hope Jordan (ex. director) for their time, suggestions, and support.

If you are not already a member of the RRLRAIA, I urge you to join. It's only \$90 per year, and the more of us on this side of Charles Street that join, the bigger voice we will have within the association. It will also help any fight with the developer if everyone is on the same team. As its unhesitating support of our cause demonstrates, the RRLRAIA is also a great group of like-minded neighbors with the community's best interests at heart. Here is a [link](#) to join, or call 410-494-7757.

3. WTNA: The [West Towson Neighborhood Association](#) (WTNA) is the neighborhood association immediately to our east, and it has an interest in what happens to that property (e.g., increased traffic). Chestnut Partners has discussed the development with the WTNA, and I made a presentation to its board on May 10 seeking its support. I let you know when I hear back.

4. Councilman David Marks: Our Baltimore County councilman (5th District) is [David Marks](#), and both Jamie Cahn of the RRLRAIA and I have passed along our concerns to him. He reported that he had already approached the County Executive and the property owner about acquiring the land for open space when he heard that Mission Helper was closing, but the property owner declined to go that route, and the County can't condemn it for open space. He also said that he has no authority or input into individual zoning matters, but appreciated the update. We will continue to keep him apprised of developments.

That's all for now. Please call or email with any questions or to discuss.

Bill Meyer
410-818-3892
williamkmeyer@gmail.com
More info: www.MHneighbors.com