



William Meyer <williamkmeyer@gmail.com>

## Mission Helper Update: Response from Developer

2 messages

**William Meyer** <williamkmeyer@gmail.com> Sat, May 29, 2021 at 3:18 PM

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Neighbors: The lawyer for the developer (Chestnut Partnership), Patsy Malone, has responded to our letter of April 19. A copy is attached, here is a [link](#), and it is also available on the [website](#). She has also scheduled another Zoom meeting for **Tuesday, June 8 @ 7 pm:**

### Join Zoom Meeting

Phone one-tap: US: +13017158592,,4781011486# or +12678310333,,4781011486#

Meeting URL: <https://venable.zoom.us/j/4781011486?pwd=WIUrV2dUNGI0RnhFTG51WVdVUzR4Zz09>

Meeting ID: 478 101 1486

In sum, it looks like they intend to proceed with pretty much what they originally planned ("Developer does not believe that a reduction in the number of units is necessary to address the concerns raised"), with one less entrance and some additional buffering. Specifically, the letter says:

- the developer still intends to build 40 condominium units, with residents limited to age 60 or older or disabled;
- there is common ownership between Blakehurst and the MH development, but details of the relationship between the two (i.e., shared services) are still being worked out;
- the 1988 Restrictive Covenant Agreement has expired and does not restrict what can be built there;
- based on a November 2019 study, the developer thinks only 24 new "peak hour" trips will be generated by the MH development "and does not anticipate that the project will have any appreciable impact on traffic conditions in the area, and no improvements to area roads should be required"; and
- the developer has agreed to (a) remove the Chestnut Ave. entrance, leaving only the Mission Helper Drive entrance; (b) shift **Buildings 1B and 2B** slightly to the west to maintain the existing 75' setback from Chestnut Avenue; and (c) increase the buffer along Chestnut Avenue and heavily plant it.

However, because the 4-acre MH parcel is currently zoned **DR2** (**only 2 dwelling units per acre**, or 8 total units allowed), the developer still needs special exceptions, variances, and/or modifications of existing land management plans to:

- build 40 residential units (i.e., a five-fold increase over the 8 allowed) "and removal of inconsistent restrictions";

- allow infrastructure to be built in the residential transition area (the existing buffer);
- exceed the existing 35' maximum height restriction;
- reduce setbacks within the development; and
- reduce other setbacks between buildings.

The letter goes on to say that this list of relief from existing restrictions is "preliminary, and Developer may amend the requested relief prior to filing." We will also get a revised site plan at the June 6 Zoom meeting. Finally, Ms. Malone states that the developer intends to request permission to build from Baltimore County after our June 6 Zoom call.

Because the developer intends to move quickly, I would love to know what you think before the June 6 Zoom call. **PLEASE DO NOT "REPLY TO ALL" TO THIS EMAIL** (nobody wants to start a long and very public email chain). Instead, please call or email me separately, or come by my house at 626 Chestnut. I'll also be walking around the neighborhood over the next few days to speak with as many of you as I can. Thanks.

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 2021.05.28 Malone Response to April 19 Ltr.pdf  
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