

## Varsh, Tess

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**From:** stephanie wolff <stephaniewolff@me.com>  
**Sent:** Tuesday, February 9, 2021 1:48 PM  
**To:** Varsh, Tess  
**Subject:** Concerns regarding a portion of the Maranatha Master Plan (2/10/21)

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My name is Stephanie Wolff. I am a condominium owner and resident on the Ambassador Gardens campus. I am also a board member for the Ambassador West Master Association, the umbrella organization that oversees most of the greater Ambassador Gardens campus. I want to point out an issue of potential conflict with one condition in Maranatha's Master Plan. Section 5G notes that the School needs an additional 11,500 square feet of development rights to build out the envisioned Master Development Plan of 29,000 square feet. Further, it suggests that, "There exists (within the other former campus properties) potential for Maranatha to purchase development rights to build out the Master Development Plan as envisioned." Now that the campus has been fully developed outside the footprint of Maranatha's current property, this is no longer the case.

There is not 11,500 square feet of developable space available anywhere on the greater Ambassador Gardens campus. While Maranatha may be currently in compliance with their Master Plan provisions, I am asking that this future potential conflict be resolved by removing that representation and accurately addressing where the additional space exists, if at all.

On behalf of our community, I'd like to thank you in advance for taking into consideration our concerns.

Sincerely,

Stephanie Wolff  
stephaniewolff@me.com