

Roland Park Civic League
Minutes of Board Meeting
October 5, 2006

CALL TO ORDER

The meeting was called to order at 7:20 PM by Louise Phipps Senft (in Michael DiPietro's temporary absence) with a quorum of Officers in attendance.

Present: Michael DiPietro, Louise Phipps Senft, Philip Spevak, Scott Conover, Ian Macfarlane, Annette Garofalo, Chris McSherry, Michael Braverman, Hugh Fitzpatrick

Absent: Brian Kelly, Craig Smith, Sam Hopkins, Jim Hanna, Robert Moore, David Blumberg

Visitors: Mary Pat Clarke, Edward Dopkin, David Dopkin, Stanley Fine, Jake Eldridge, Peggy Utermohle, Nancy Roberts, Bill and Elaine Ravich, David Sirkin, Suzanne Knoll, David Fetter

ADMINISTRATIVE MATTERS

Minutes: September minutes approved unanimously.

Treasurer's Report: September report approved unanimously.

Special Presentation by Mr. Edward Dopkin

Mr. Dopkin explained that he had come to speak to the CL to explain the upcoming move of Miss Shirley's restaurant and the other related construction of his restaurants along Cold Spring Lane. He explained that he will be appearing before the [BC Zoning Commission](#) next week concerning a conditional use issue related to the project.

After the Big Sky Bakery closed last July, Mr. Dopkin explored with the landlord to move Miss Shirley's into the expanded space. Both the current and proposed location of Miss Shirley's was B11 zoning. He explained that seating with the move would increase from 65 in the current location to 85-95 in the new location. Space would be ~50% greater. He explained that appropriate permits were obtained and a November 1 opening was planned.

Mr. Dopkin explained that the zoning issue was raised very recently and that he was told that the space was zoned for a café/deli/bakery and not for a restaurant. He said that BC Zoning had suggested that he would now need a conditional use permit to locate a restaurant. The Dopkins and Attorney Fine will be requesting that the Zoning Commission either allow a conditional use or that they consider the current use to qualify under the current zoning regulations. Mr. Dopkin explained that he had the support from the Keswick and Roland Springs organizations and was at the CL meeting to ask for our support.

In response to questions, Mr. Dopkin explained that there would be three parking areas available (19 spots by the current Miss Shirley's, 16 behind Alonso's, and 16 behind the former Big Sky bakery. In addition, Cold Spring Lane parking was expanded in terms of hours available for on street parking.

Some neighbors expressed concerns and questions related to employees parking inappropriately on their streets or causing increased traffic on narrow side streets. Mr. Dopkin

said he would speak with his employees and their managers about this issue. He said further concerns could be addressed to Mr. Rob Kuryk at rkuryk@classicatering.com.

Mr. Dopkin also explained that he would be opening a new restaurant in the current Miss Shirley's that would be serving grinders, pasta, and salads. There would be no exterior changes.

After further discussion, the Board asked Michael Dipietro to write a letter to BC Zoning expressing our understanding of the scope of the project and support based on this information.

OLD BUSINESS:

1. Plat reports

Plat 1 – None

Plat 2 – Hugh Fitzpatrick noted concerns regarding parking and noise related to night games at Polytechnical High Schools. Residents are working to meet with the school principal.

Finally, Hugh reported a problem with traffic at Hillside with blockage of the view.

Plats 3-5 None

Plat 6 Traffic on Londwood Road will be one-way from Club Road to Roland Avenue during Library construction.

Meeting adjourned at 9:45 PM.