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COMMUNITY HOUSE ITEMS

Jan. 29—Miss Smith's Dancing classes, 2-8 p. m.
Village Players, 8:15 p. m.
Jan. 30—Boys, 10-12, noon.
Village Players, 8 p. m.
Jan. 31—Sunday School, 11 a. m.
Feb. 1—Board meeting, 9 a. m.
Ronstelle Dancing classes, 4:45-8 p. m.
Annual Board meeting, 8:15 p. m.
Scouts Examination, 8:15 p. m.
Feb. 2—Literary Club, 7 p. m.
Feb. 3—Open Day.
Feb. 4—Business Girls' Luncheon.

Always get your "Classified Ad" into The Eccentric office before each Wednesday night.

"DESIRE UNDER THE ELMS" AT GARRICK FOR NEXT WEEK

"Desire Under the Elms", Eugene O'Neill's great drama of a lonely New England farm, where all the basic passions of humanity are unleashed will return to the Garrick Theatre in Detroit, Sunday, Jan. 31, for an engagement of one week with two matinees, Wednesday and Saturday. This is the original company of distinguished players, which were seen for 40 weeks in New York and came to Detroit earlier in the season.

The case of "Desire Under the Elms" is headed by Mary Morris, the talented O'Neill protege who plays Abbie Putman, the beautiful new wife brought to the farm; Robert Harrison who enacts Ephraim Cabot, the stern old farmer; and Charles Ellis as Eben Cabot, the young lover whose passion leads to tragedy. The presentation is made by The Provincetown Players, of the Greenwich Village Theatre, New York, where "Desire Under the Elms" was first produced.

Eugene O'Neill has written some very striking plays, with a power of originality and a touch of genius that has caused him to be proclaimed the dramatist of American origin that compares favorably with the best of the European Continent. Author of "Anna Christie," "The Hairy Ape," "Beyond the Horizon" and "Emperor Jones," he never wrote a play that caused such a storm of discussion as "Desire Under the Elms." The language is a biting realism and the dramatic scenes are tense with power.

The return to Detroit of this play is an event of one for lovers of the best in modern dramatic offerings. The production is an unique and unusual one, as an entire farmhouse of four rooms is built upon the stage, and the action takes place in the kitchen, bedrooms and parlor. It will take seven hours to erect this set upon the stage of the Garrick Theatre.

AT B. F. KEITH'S TEMPLE THEATER, DETROIT, MICH.

Blossom Seeley, famed as "the girl who glorifies syncopation" headlines the full at B. F. Keith's Temple Theatre starting Sunday matinee. Miss Seeley has a flair for putting over songs just like the star pitcher who lands the ball across the home plate. She offers a program of new song numbers assisted by Benny Fields, famous coon shouter, Charlie Boarman and Phil Ellis. Others billed: Eddy Brown, America's greatest comic violinist; Jimmy Savo with Joan Franza in "Slow Motion" a laughable burlesque on film makings; Claire Vincent in a playlet called "Echoes of Spring" with a cast including Robert Nixon and Sara Haden; colored white folks in "Assorted Chocolates"; Doris Lloyd, world renowned author of "Parlor, Bedroom and Bath" in a playlet called "Your Husband's Wife"; and the weekly screen program.

ZONING COMMITTEE SUBMITS DETAILS OF NEW ORDINANCE

(Continued from Page 1.)

opposition has made a study of local conditions, and has attempted to follow natural and established lines of growth and expansion. In certain districts, where an initial tendency has been exhibited to start a first-class residence district upon a "business boom," nothing can be properly done to protect such district from an unwarranted change of character.

Real estate in an "intermediate" or changing stage can neither be good residential or business property and lose in value. It tends to promote "slum" or "blighted" districts. His ability to stabilize values by establishing the character of districts is a true feature of proper zoning and in special cases actually functions to rehabilitate values and restore confidence in districts, which would otherwise have greatly depreciated in value.

Too Much Business Property

Zoning can further function to impose regulations which shall take precedence over private restrictions. It can operate, for instance, to prevent real estate platted for business in new sub-divisions from use in new business and may insist that such property be used for residence purposes. While it is often true that business follows the main arteries of travel and tends to concentrate at the intersection of main highways, it is also true that the amount of business property required is a function of population density (usually on both sides of the main highway) and owing to the apparent lack of early future concentration of population of great density, the committee has felt that there is, at this time, altogether too much business property indicated in recent new plats. In the future should conditions warrant, (as explained later), it would be possible to make changes in the Zoning Ordinance or to vary its application, and, of course, the Commission has the power to amend or pass new ordinances in accordance with the Village Charter.

The methods employed by the committee are largely based upon data obtained covering many actual applications to Zoning Ordinances. Briefly, the Village has been divided into five (5) districts, as follows:

(1) Single Residence District.
(2) Two Family Dwelling District.
(3) Multiple Dwelling District.
(4) Commercial District.
(5) Industrial District.

In alloting these districts, it has been planned to make Birmingham primarily a home community. So-called industries are not wanted here and are not encouraged to come here. Any lower class district would permit a higher class district use.

The most fair and logical way to define the boundaries of districts is by means of a map, with a key system of cross-hatching, making it readily possible to locate any particular property in its proper district.

The height, bulk and use of buildings is set forth in detail. The amount of space to be left vacant is also stated; the "set-back" from building lines is provided for, and similar features, together with provisions for enforcement.

Zoning Is Legal

Concerning the legality of Zoning, the State of Michigan, some three years ago, passed an Enabling Act, with teeth in it. There seems to be no doubt about the legality of Zoning and the Courts can unquestionably go far in enforcing it. The public has a right to a "reasonable exercise of the police power for the public health, safety and general welfare." In fact, the Courts have approved Zoning whenever it was done sensibly and comprehensively. It will therefore be evident that the committee has had a serious job. Nevertheless, once the Ordinance is passed, it is safe presumption that it will be upheld as a law. It would not, however, be retroactive.

Without bothering to list their states, following is a list of a few of the cities which have already adopted Zoning Ordinances:

Akron, Atlanta, Berkeley (Cal.), Brooklyn, Cleveland, Chicago, Evanston, Grand Haven, Hoboken, Indianapolis, Los Angeles, Milwaukee, New York City, Niagara Falls, Pittsburg, Troy, Philadelphia, Portland, Rochester, San Francisco and Washington (D. C.).

On January 1st, 1926, according to a report by Secretary of Commerce Hoover, 1,000 cities, towns and villages in 30 states had been adopted in the community Zoning Ordinance, including the City of New York, based on a local census of 1,000,000 or less, in population.

Prevent Wasteful Growth

It is a debatable question if there is an Ordinance perfect in every way on paper, and time and new growth often develop many judgments necessary in modifications. Zoning is to prevent operated and wasteful growth, not to prevent growth in an orderly way, especially any growth which follows general recognized needs. However, by provision for a Board of Appeals, cases of injustice have some opportunity for a hearing and correction.

It is believed by the committee, that the proposed Zoning Ordinance should in general:

(1) Improve sanitary conditions of living.
(2) Establish the character of neighborhoods.
(3) Stabilize property values and investments.
(4) Prevent congestion and overcrowding of land.
(5) Provide map for right intersections of buildings not of character with a neighborhood.
(6) Prevent waste in "unloading" properties due to loss of confidence in a district.
(7) Facilitate transportation.
(8) Relieve street congestion.
(9) Make Birmingham primarily a home community.

The committee, consisting of E. G. Wasey, Atty., David Ladd, John Lawson, Clyde Wood, Secy., H. S. Starr (advisory), and the writer, welcome any suggestions from local citizens.

Respectfully yours,
WALTER M. PRATT.

NOTICE OF APPROACHING DISSOLUTION TO THE STOCKHOLDERS AND CREDITORS OF THE PROTECTO MANTLE COMPANY, A MICHIGAN CORPORATION:

Notice is hereby given that said corporation is about to be dissolved pursuant to the provisions of Act No. 84 of the Public Acts of Michigan of the year 1921, permitting voluntary dissolution of solvent companies.

All creditors of said company are hereby requested to present their claims at the office of said corporation, 254 Townsend street, in the village of Birmingham, on or before the 17th day of February, 1926.

Signed by Protecto Mantle Company, Clarence R. Peters, President; Cleveland E. Collins, Secretary. 41

STATE OF MICHIGAN—In the Probate Court for the County of Oakland.

At a session of said Court, held at the Probate Office in the City of Pontiac, in said County, on the 25th day of January, A. D. 1926.

Present: Hon. Roy Stockwell, Judge of Probate.

In the Matter of the Estate of Mary L. Parker, Deceased.

Lula R. Dursey, executrix of said estate, having filed in said Court a petition praying for the examination and allowance of her final account, assignment of the residue of said estate and the discharge of said executrix.

It is Ordered, that the 23rd day of February, A. D. 1926, at eight o'clock in the forenoon, at said Probate Office, be and is hereby appointed for hearing said petition.

It is Further Ordered, that public notice thereof be given by publication of a copy of this order, for three successive weeks previous to said day of hearing, in the Birmingham Eccentric, a newspaper printed and circulated in said County.

ROSS STOCKWELL,
Judge of Probate.

(A true copy)
DAYA A. McCALLEY
Probate Register. 11-41

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