

## Advantages of Village Zoning Are Discussed By Mrs. Wilson

**Editor's Note:** In connection with the series of meetings being held each Friday night at the Commission Chamber in the Municipal Building relative to the proposed zoning ordinance, Mrs. Della J. Wilson, a member of the Planning Commission, offers the following article.

**By MRS. DELLA H. WILSON**

Several interesting points of view on zoning have been advanced and discussed during the recent hearings which have been held each Friday night by the Planning Commission. They represent the honest convictions of interested citizens, some of whom feel that the idea is visionary, others that it is confiscatory of the property rights of others and therefore un-American, and still others of whom have either had experience in other towns where they saw the vision become an actuality or have recognized that its funda-

amentals are sound and beneficial. Some after taking the trouble to make investigations where zoning is already in force have found the benefits to far outweigh the difficulties; (One cannot listen week after week to the unsolicited words of approval of the adoption of a well studied ordinance, fitted as perfectly as human ingenuity can devise to the needs of Birmingham, without feeling sentiment in its favor. How long it will take that sentiment to crystallize is hard to predict, but that the many who came here and invested in a home which they want protected will never be satisfied until that protection is assured is an evident fact. Many have expressed a willingness to accept the hardship it may work on them.

**WE HEARD IT SAID BY**—Supt. Clarence Vliet. "Great railway" will be a play leveler. The Village Players put on, or any other group of players for that matter, a play through of the marvelous presentation! It impressed the crowd? Finger pointing? "Great" was another of the Village Players productions that rank very high in my estimation.

forth that there are at present sufficient lot restrictions in Birmingham to safeguard the residential parts of the town. If each property owner could follow the study which the Planning Commission has made along that line he would see that although there is at present a large amount of restricted property in the village, the unrestricted areas are so scattered throughout the community that in almost no section is there safety offered that way. In the not distant future, when the conditions that will be brought to Birmingham by rapid transit strong commercial interests can persuade the courts to lay aside such restrictions as coming of a different period of Birmingham's history. Such has been the experience of many districts in Detroit in less than 10 years. Once a neighborhood has allowed such restriction broken the restrictions on all the property in that subdivision are definitely weakened.

Another argument has been advanced that in view of all the uncertain changes which the immediate future has in store, it would seem to be an inopportune time to try to make predictions and lay restrictions on that growth which the rapid transit will bring. On the other hand, there is the decided damage that can be done to present holdings by allowing that index to spread where and how it will. If that improvement is to bring to the village, the appeal it is hoped it will bring, an additional mass made which will attract desirable families. Will not such desirable newcomers find the attraction greater to make a permanent investment if they feel sure it can give them a permanent satisfaction?

The most difficult subject for argument has been the location and amount of desirable business frontage. Since supply and demand have the final determination of value, it is evident if our supply far exceeds the demand just so far will the value of each available unit be decreased. In an area such as we have, with no large surrounding territory from which to draw and with keen competition always to meet in the nearby city, the support business can receive is limited. It can be fairly well computed from comparative figures how much utilized business area will be sufficiently supported to enable the merchants to succeed. Allowing that area to spread itself wherever it may is not an advantage either to the business or residential areas. Take for illustration a small store that goes into a desirable neighborhood for homes. If it succeeds it will attract other small stores and their very presence will lead to the downfall of the neighborhood as a desirable residential place. Some of the better districts have asked for the elimination of these small stores as doing more harm to the surrounding property than the convenience they offer. The automobile and telephone have brought the central district nearer to all parts of a town the size of Birmingham and proper support of those merchants will make a far larger stock from which to satisfy the needs of the city. An attempt has been made to place such areas in districts where they are still desirable. Zoning maps can neither create nor destroy business in any neighborhood. If it is legitimately there and can be so placed as to do the least harm to surrounding property, zoning is anxious to so designate it.

There seems to be some little difficulty experienced in the interpretation of the different designations on the zoning map. If the district is designated business, any property owner can at once construct on that property a business block, an apartment house with or without stores in the lower floor and a private residence. If the district is designated a multiple dwelling area, a property owner may construct any type of terrace or apartment house or make over a private residence into apartments, or he may construct a new private residence if he so desires. Certain apartment areas are limited to two family apartments and so designated. These would do less harm to surrounding private residences. The private residence area is limited to such only. Industrial or service plants could only be located in quite limited areas.

## Church News

**First Presbyterian Church of Birmingham**  
The Reverend Mr. W. Clarence Wright will preach on the subject "The Meaning of Lent" at the regular Sunday morning service at 11 o'clock.

The Senior Christian Endeavor will meet at the Kimball-Bailey Directory across from the church at 10 o'clock on Sunday, Feb. 22. George Winborn will lead the meeting.

The Nursery is in operation during the entire church hour, January 23 to 29. Church convenes immediately after the Junior Session and is for children from 8 to 11, inclusive.

The first of a series of Lenten Services will be given Sunday evening at 7:30 o'clock. "What Is Immortality?" is the title of the sermon at this service.

regular church auditorium and is taught by the pastor.

At 11 a. m. the congregation meets for worship with a vested junior and senior choir. "It Is the Way the Master Went. Should Not the Servant Try to Still?" is the subject for the sermon next Sunday.

Our Father-and-Son banquet postponed on account of the installation of the pastor, will take place next Thursday evening, Feb. 24.

**Southfield Presbyterian Church**  
Ten-Mile and Lakser road S. Irvine Acheson, Pastor. Morning Worship—11 a. m. Sermon theme, "The Prophets and the Promise."

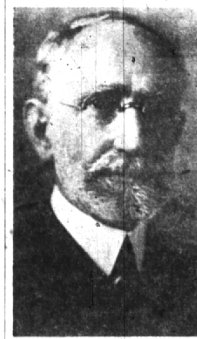
Bible School—12:15 p. m. Clyde E. Gass, Superintendent.

**RETURNS TO VILLAGE**  
George W. Erwin who went to Pontiac last April after several years in the automobile business

in Birmingham is again associated with Horace P. Shaw, of Shaw Bros., Inc. For six years Mr. Erwin was associated with a Hummole agency in Detroit and in 1927 opened and operated the Buick Sales here. He was with Shaw Bros. during 1928 after the purchase of the Buick agency by Louis Saunders.

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**Christian Science Church**  
Chester and Willett Streets. Church each Sunday at 10:30 a. m. and 7:30 p. m.

Wednesday evening at 8 o'clock, Sunday School, 10:30-11 a. m. Reading room in the church building is open from 11:30 a. m. until 4:30 p. m. daily except Sundays and holidays. It is also open on Wednesdays before and after the service.

"Soul" was the subject of the Lesson-Sermon in all Christian Science Churches on Sunday, February 15.

Among the citations which comprised the Lesson-Sermon, the following from the Bible: "My soul watcheth for the Lord more than they that watch for the morning; I say, more than they that watch for the morning." (Ps. 138:6)

The Lesson-Sermon also included the following passage from the Christian Science text book, "Science and Health with Key to the Scriptures," by Mary Baker Eddy: "Because Soul is immortal, it does not exist in mortality. Soul must be immortal to be spirit; for Spirit is not finite. Only by losing the false sense of Soul can we gain the eternal unfolding of Life as immortality brought to light" (p. 235).

**Christ Church Cranbrook**  
Rev. Dr. S. S. Marston, Pastor. Rev. W. H. Aulenta, Assistant. 11 a. m. Prayer and Sermon. 7:30 p. m. Vespers. Holy Communion Service First Sunday of Each Month.

**Chapel of the Holy Name**  
Harmon St. Woodward.  
Rev. James W. Colter, Pastor. Sunday Masses, 8, 9, 10:30, and 12. Holy Day Masses, 7, 8, 9, 10:30, and 12. Baptisms Sunday at 2 p. m. Sacraments, 11:30 a. m. after-noon, 4 to 6; Saturday evening, 7:30 to 9, before the early Mass.

**First Baptist Church**  
Willets at Bates St.  
David Lion Woodward, B. D., Pastor. Res. 911 Bates St.

A cordial welcome and a true interest in the welfare of all in all of the following services.  
Sunday School, 10 a. m.  
Bible class, 11 a. m.  
The pastor will preach on "What the Bible Means to Me," at this hour Sunday morning.

The pastor will preach on "The Meaning of Lent" at 11 a. m. on Sunday, Feb. 22. The pastor will be very helpful. The special music by the trained choir is a great element of worship in this service.

Mid-Week Service, Wed., 7:30 p. m.

A Guide Post to Right, Thinking, is the first sermon in a series on "Guide Posts to Life," a group of sermons to be given in this Pre-Easter season. They will be very helpful. The special music by the trained choir is a great element of worship in this service.

Evening Worship, 7:30 p. m.

A period of worship precedes the Teacher's Training class which is being conducted by Miss Green of Detroit. The pastor will hold the usual prayer service for those not in the training class. You are needed.

**United Presbyterian Church**  
Bible School. 10 a. m. Morning Worship. 11:15 a. m. The pastor will preach on the subject, "Servants or Friends." You are cordially invited to these services.

Cottage prayer meeting every Wednesday evening. Place announced.

**St. James' Episcopal Church**  
Rev. Warner L. Porshy, Rector. Phone: Repton 189. Office: 2356 First Sunday in Lent 8 a. m. Holy Communion, 11 a. m. Morning Prayer and Sermon. Church School, 9:30 a. m. Junior Classes, 11 a. m. Primary and Kindergarten. No evening services.

**Clawson Trinity Lutheran Church**  
Frederic W. Thibault, Pastor. Our Sunday School meets promptly at 10 a. m., and classes have been provided for all grades and ages; also an adult class for Bible study, which meets in the

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**BALDWIN GRADUATE IS ON M. S. C. DEBATE TEAM**

Michigan State College women's varsity debate team will meet Hillsdale College in a debate to be held at Roosevelt High School, Wyandotte, Thursday evening, Feb. 19. The question for debate will be: Resolved: That State Medicine should be established. The affirmative will be upheld by Hillsdale College; the negative by Michigan State.

Miss Mildred Patterson, graduate of Baldwin High School in 1928, and now a junior in the Liberal Arts Division; and Miss Margaret Kook, of Goshen, Mich., will represent Michigan State. Miss Patterson debated two years in high school and has debated for Michigan State two years. Last year she was a member of the runner-up championship debate team at the Debate Convention at Wichita, Kas. She holds the degree of special distinction for graduate in Phi Kappa Delta, a National honorary forensic fraternity.

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