

A. W. NOONAN GIVEN PRAISE

Hulbert, H. Allen Laud Work Being Done By Village Assessor— An invitation to all resident property owners in the village to inspect the progress being made by Albert W. Noonan, village assessor, in the establishment of equalized values in the village, was extended by the Village Commission Monday night...

rence Hulbert declared: "The assessor has done a good job. He's a very efficient worker and I think the residents of Birmingham should come up here and see the remarkable progress he has made. The business of establishing land values and building values in Birmingham is a very serious undertaking that should be appreciated by the property owners. The village went for year after year without any land or building values accurately established and many an injustice was done. Many pieces of property weren't even on the records. Mr. Noonan is doing a very commendable work and I think you should take the time to see what progress is being made," he told the audience.

(Concluded 1 from Page 1)

The report indicates all land values as established and approximately 75 per cent of the building values since Mr. Noonan was appointed to the task a year ago. President Harry Allen said that he believed Mr. Noonan was doing a "very important work and that it was being exceptionally well done." Commissioner Law-

Calendar of Coming Events

- Today—The Further Light Club meets immediately following Blue Lodge. Annual Senior opera. Baldwin High School... Tuesday, Feb. 10—Next school children's symphony concert in Detroit... Wednesday, Feb. 11—Barnum 8:30 p. m. dinner at home of Mrs. H. O. Ead.

Funeral Services Held For E. Bailey

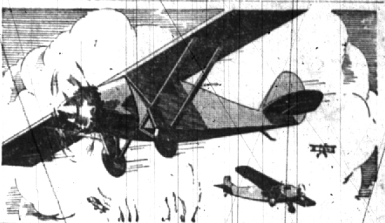
Funeral services for Elmer Phineas Bailey, of Oxford, who died Monday at Oxford, were held at 2 p. m. yesterday from the Kimball-Bailey Funeral Home, on North Woodward avenue. The services were conducted by the Rev. W. Clarence Wright of the First Presbyterian Church and burial was in Oxford Cemetery.

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(Continued 2 from Page 1)

then the map ordinance will be changed or if not, the reasons will be published by the Planning Commission. The Commission felt the proposed change would cause injury to the greatest number. Some facts that bear on the zoning problem: A study estimates the population of Birmingham if all the platted lots are built on with single residences, at 90,000—the present population is 6,000. Has Outside Competition The present street frontage used for business is approximately 1.68 miles—the amount in the proposed plan is 9.24 miles or six times the amount used at present. The school tax is 60 per cent of January tax. This tax is in proportion to the number of children of school age. Mr. Comy stated that the small homes and apartments with a satellite small detached school child, could not carry the school tax load—that taxes would increase in the growth of the village the proportion of larger dwellings are built in the same ratio. Today the village is being encroached upon by restricted territory surrounding the village. A zoning ordinance of large lots and streets is the construction of large dwell-

ings by giving the owner permanent protection. A subdivision restriction generally expires after a period of time. If an attempt to break such a restriction is made, it can only be handled at great expense in time and money by the adjacent property owners. With the zoning ordinance, this protection is automatically given by the village refusing a building permit. Would Be Detrimental Do you know that three different property owners who own property adjacent to the best residential district in which the so lately sold, plan on building apartments or stores which would greatly depreciate the single residential property, not only for the owner but for tax purposes to support the village? Do you know that it is only the present financial depression that has stopped the construction of several terraces and apartments on streets whose development to date has been a very fine type of single residences but without subdivision restrictions, the results to the individual and the village at large would be very detrimental? This is an important problem for every property owner, therefore, study the facts involved so that you may vote intelligently when it is submitted to you for approval or rejection by the Village Commission. If you are your servants and will be directed by their vote. Do not let your vote be influenced by the individual property owner who feels that the value of his property will be affected, but rather let your civic pride dictate the solution for a plan that will benefit the greatest number in a community that grows and always be a quiet village of single homes where children can, through all time, be reared under ideal conditions and associations. Next week Mr. Thomas Parker, a member of the Planning board, will explain how the ordinance can be changed to meet changing conditions which occur in the growth of the Village.

(Concluded 3 from Page 1)

The reason given for the refusal, I refer to that section of East Maple situated between Adams avenue and The New Depot. We were assured that the proposed zoning ordinance would or is to be very flexible. We were assured that the ordinance is to be changed in such a way that at any time in the future the commissioners can be compelled to change the street from Residence to Business upon the demand of "a certain number of the property owners." We want to know just how the ordinance is phrased when it is drafted to be sure that the high-class citizens are compelled to make any changes. We want to know what per cent of the property owners on the street are required to constitute that "certain number." In view of this fact, the proposed zoning ordinance is defeated before it is adopted so far as East Maple is concerned. The holders of at least 90 per cent of this frontage favor converting the property to high-class residential purposes, when the need arises. The character of the district affected by this part of East Maple avenue has undergone great changes since the inception of the Wider Woodward avenue project which is now nearing completion. The residences in this section of East Maple are now now protected by restriction. On the north side of the street the property is restricted to high-class homes and on the south side of the street to very small, inexpensive homes. (Almost shacks, so to speak, can be built on the south side. These restrictions will continue to protect the property after the proposed zoning is on and off again, as the zoning would be in this case. The proposed zoning will not check the progress of the change in the status of this frontage because of the transitional period now at hand affecting this entire area. It is interesting to review the history of the residences on East Maple in this particular section. Many of us remember that there were many and a lot of publicity about a tentative plan on the part of the State to relocate the Grand Trunk railway right-of-way to a point east of the present Grand Trunk railway right-of-way, before

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