



Page 4 THE BIRMINGHAM ECCENTRIC February 15, 1951

**Zoning**

(Continued from Page 1, Part A)

make effective additional features of the plan.

There is a new zoning ordinance under consideration by the plan commission. This was drawn up by Barr to implement the master plan, and will follow it in due course. While its final form is not established, it is probable that certain new features will be included, such as:

1. A new category of commercial property, "Neighborhood Shopping Zone," limited to retail business for local or neighborhood needs, (such as grocery stores, drugstores, gift shops, filling stations, etc.)

2. ANOTHER NEW classification, "Garden Apartment Zone," designed to permit a diversified residential development of multiple dwellings and terraces with a maximum amount of space around them. Among other things, it requires a specified amount of play area for children as an integral part of the development.

3. In the business zones, each new or enlarged building must provide an adequate loading space.

4. Each new building must have adequate parking space to

take care of its tenants, personnel and patrons.

Any changes in a new zoning ordinance will not affect existing buildings. Such an ordinance will not be recommended until action has been completed on the master plan, and everyone will have an opportunity to express his views at a public hearing at that time.

**TO ANSWER QUESTIONS** raised by several people, Barr has outlined the procedure for the adoption of the master plan:

"To adopt the plan it is necessary for the plan commission to hold a public hearing. Notice of the hearing must refer to the report to be adopted and to the maps. After this hearing, the plan commission may vote on the plan, and it can be adopted by an affirmative vote of six members.

"After adoption, the plan must be attested which makes it an official copy, certified to the city commission, and a copy sent to the register of deeds for Oakland county. That makes it an official record of the city plan commission."

Barr points out that certifying the plan to the city commission does not mean that the city commission approves it.

"IN FACT," he said, "it would be unwise for the city commission officially to approve the master

plan, as it would then be committed to carry it out completely, and at an early date."

The map for "Proposed Zoning" accompanying this article is part of the master plan. It represents the long-range expectations over many years, and is not part of any zoning ordinance planned for the near future.

Certain changes are quickly apparent. Spot zoning has been eliminated in most places. This is always desirable and is in accord with the natural growth characteristics of a city. Provision has been made for neighborhood shopping centers at the outskirts of the city on all main highways, which is in line with modern needs and habits, Barr believes.

**OTHER FACTORS** considered in this plan are not so easily recognized. To cite just one example, multiple dwellings should be located when possible near trunk sewers and with easy access to main highways, Barr says.

The table below compares present zoning with the proposed program. As Barr points out in his report, it is apparent "that there has been a more radical shift in the location of the various zones than in the over-all character of land use."

There has been an increase in the percentage of single-family zoning and a marked decrease in the two-family zone. The latter decrease has been partially transferred to the commercial classification.

TYPE OF USE	Present Zoning	Proposed Zoning
Single Family	50.0	51.9
Two Family	5.1	0.5
Terrace & Multiple	2.2	3.7
Commercial	3.7	5.0
School & City Property	12.0	12.9
Light Industrial	1.4	1.4
Streets and Alleys	24.6	24.6

(Rearranged property is not included)

**THE DECREASE** in two-family zoning mentioned by Barr is largely due to the change in that area in the southern part of the city formerly classified for income bungalows. This is a change from the single-family category primarily because that is the way it is growing up—it has become an area of single homes.

One example of a change which is shown on the map but which is not planned to be completed for some years is the triangular area bounded by Hunter, Adams and Maple. Much of this has been zoned for business for years, and the new proposal places it all in that classification.

It is recognized that there are many residences in one section, and it is not intended to relax the present restrictions on that section while it remains as it is. The business section will inevitably grow, however, and Barr feels this is the direction it will naturally take.

future, his plan takes care of this probability. It is understood, however, that the zoning will be changed gradually only as it becomes the natural thing to do.

Other changes are most easily noted from the maps.

The business district has been given more definite boundaries on the southwest side by extending it to Purdy and Lincoln. Some of the area adjacent to this has been converted to multiple-family use.

Just west of this, from Pierce to Stanley, two-family dwellings would be permitted in the entire area instead of only in spots. This partially counteracts the change mentioned previously on the southern edge of the city, where a large area has been changed from two-family to single-family.

There are some alterations in Woodward frontage, and the elimination of several isolated spots not conforming to their surrounding territory.

**ALL IN ALL**, the changes are not drastic, the plan commission feels, and many will take place slowly over a period of years. There is a general cleaning up, a straightening out, aimed at a consistent overall pattern for future growth.

It is an attempt to carry out what Barr points out as the objective of city planning in general—"to bring about in an orderly and efficient manner the most healthful, convenient, balanced, attractive and economical city possible."

Public hearings to discuss the master land use plan have been set for Feb. 22 and March 22.

Use Classified Ads—They Sell!

**BEVERLY HILLS NEWS**

By DOROTHY KELLY  
PHONE MIDWEST 4-7771

**Valentine Tea**

Mrs. E. R. Friess, Girl Scout leader, troop 33, Pierce school, entertained at a Valentine tea for the 16 girls in her troop and their mothers. The girls worked for several weeks on candy boxes for their mothers and the pots of ivy, decorated with lace doilies and hearts, used as centerpieces for each table. Mrs. Walter Hensinger, Mrs. Armand Issette and Mrs. August Jafano were assistant hostesses for the tea.

**Birthday Party**

Arlen Issette, son of Mr. and Mrs. Armand Issette on Elizabeth street celebrated his eighth birthday Saturday with the help of Lynn Trowbridge, Billy Rosemont, Jimmie Brain, Tommie Kraus, Billy Fawcett, Chuckie Bigelow, Pamela Risdon, Stacie Jacobson, Ross Warner, Bill Henderson and Armand and Lynn Issette.

Mr. and Mrs. Chuck Brindle entertained at a birthday dinner for Mrs. Dorothy Lee and her husband Howard and Mr. and Mrs. Lewis Wisser one evening recently.

Mr. and Mrs. Roy Masters gave a birthday dinner for their daughter and her husband, Mr. and Mrs. Floyd Reynolds of Verona Circle.

**Local Items**

Mrs. Harry J. Copeland of Birmingham was the honor guest at a dinner party Friday evening in the home of her niece and nephew Mr. and Mrs. Philip Copeland of Dukeshire.

Mrs. Philip Copeland entertained her bridge club, Thursday afternoon for lunch. Guests were Mrs. John Sewald, Mrs. A. F. Wade, Mrs. Harold Longear, Mrs. Dr. and Mrs. Edward Gates, Tom Stacey, Mrs. Ed Gill, Mrs.

Harry Rider, Mrs. N. J. Elise, and Mrs. Bing Cary.

Max Roensch is now in the truck battalion at Camp McCoy, Wis. He was drafted on Jan. 19. Max is the son of Mr. and Mrs. Max Roensch on Riverside drive.

Mr. and Mrs. Al Joldersma, Mr. and Mrs. Rodney Craighead and Mr. and Mrs. Charles Tompkins attended the Detroit association of credit men's ladies night dinner dance last Friday evening.

**New Neighbors**

Mr. and Mrs. Stuart Rodger, former Detroiters, are now at home at 17976 Kirkshire. They have two children, Lynn and Stuart. Stuart is a salesman for the Formox manufacturing corporation.

Dr. and Mrs. Edward Gates moved one day last week from the

Colonial courts in Birmingham to the home they have been building on Birwood. Dr. Gates is a brain surgeon in Pontiac. They are originally from Minnesota.

**LIBERTY CLEANERS**

for better dry cleaning  
PICK UP & DELIVERY SERVICE  
PHONE MI 4-0222 or MI 4-9700  
Raynes At Hunter Blvd., We Own and Operate Our Own Plant



*A real gas saver! Never needs premium fuel!*  
**1951 STUDEBAKER COMMANDER V-8**

New, advanced V-8 engine!  
Performance that sparkles!  
A "miracle ride" that's comfort plus!  
Wear-resisting master craftsmanship!  
Costs less to own than you expect!  
The eight America rates as great!

Take a look, too, at the  
**'51 Studebaker Champion!**  
Top buy of the top 4 lowest price cars!

*Come in and see it now!*  
**CARKNER MOTOR SALES, Inc.**  
666 South Woodward Birmingham, Mich. MI 4-3410



**BALANCING HIS BUDGET**—This smiling Haitian basketmaker has good reason to be happy, for the huge hamper he is carrying will bring him a total of \$3.50—enough to feed him for two weeks. However, the craftsman must travel 22 miles down through the hills to Port-Au-Prince in order to sell his seven "hand-made" articles.

**BANKING BY MAIL IS THE EASY WAY**

After your first visit to open an account here at your friendly bank, you can bank by mail. We furnish special deposit envelopes, and you can do your business with the bank by long-distance, at the price of a postage stamp. Come in, and let us tell you about this and other services that have made us known as "a friendly bank."

**WABEEK STATE BANK OF DETROIT**  
BIRMINGHAM OFFICE—WABEEK BUILDING