

LEGAL NOTICES

TAKEN NOTICE that a Public Hearing will be held by the Planning Commission of the Township of Bloomfield, Oakland County, Michigan, on the 27th day of July, 1961, at 8 o'clock p.m. in the Township Hall, 4808 Telegraph Road, in the Township of Bloomfield, for the purpose of receiving comments, suggestions and additions to Ordinance No. 21, being the Zoning Ordinance, as well as the Building Zoning Map attached thereto, and make a report thereon.

1. That Section 1 of Ordinance No. 21 entitled Ordinance, be amended by the addition of the following:

EFFICIENCY APARTMENTS:
Residential unit containing not over 300 square feet of net floor area, and consisting of not more than (1) room in addition to kitchen and necessary sanitary facilities.

MULTIPLE-FAMILY DWELLING
The dwelling unit in a multiple dwelling as defined hereinafter:

- One Bedroom Unit containing a minimum net floor area of at least 450 square feet per unit, consisting of not more than three (3) rooms in addition to kitchen and necessary sanitary facilities.
- Two Bedroom Unit containing a minimum net floor area of at least 600 square feet per unit, consisting of not more than four (4) rooms in addition to kitchen and necessary sanitary facilities.
- Three or More Bedroom Units

For each room in addition to the four (4) rooms permitted in a 2 bedroom unit, there shall be provided an additional area of 150 square feet to the minimum net floor area of 600 square feet.

ROW HOUSES:
Is a two (2) story row of three (3) or more attached, one (1) family dwellings, is a two (2) story row of two (2) row deep, and having the total dwelling space on one (1) floor.

TERRACE:
Is a one (1) or (2) story row of three (3) or more attached, one (1) family dwellings, not more than two (2) rows deep, and having the total dwelling space on one (1) floor.

That Ordinance No. 21 be amended by the addition of a new Section therein to be known as Section VI-A-MULTIPLE-FAMILY Residential Zone, as follows: Section VI-A-Multiple Family Residential Zone.

PREAMBLE:
This Multiple-Family Residential Zone is designed to provide sites for multiple-family dwelling structures which will further serve as some of transition from the Single-Family Residential Zone to the Multiple-Family Residential Zone. The Multiple-Family Dwelling Zone is further provided to serve the limited needs of the apartment type of unit in an otherwise low density, single-family residential area.

USES PERMITTED:
In a Multiple-Family Residential Zone no building or lot, except as otherwise provided in this Ordinance, shall be erected or used except for one or more of the following specified uses:

- All principal uses permitted in the Single-Family Residential Zone.
- Two-Family Dwellings.
- Multiple-Family Dwellings.
- Row Houses.
- Accessories

Accessory buildings and uses customarily incident to any of the above permitted uses.

USES PERMITTED ON SPECIAL APPROVAL:
The following uses shall be permitted subject to the review and approval of the site plan by the Board of Appeals, and subject to the conditions herein imposed for each use:

- General Hospitals, except those for criminals and those added to existing hospitals.
- All such hospitals which are located on sites consisting of at least two (2) acres in area, and which are designed to provide for the care of not more than 100 patients.
- The proposed site shall have at least one property line abutting a major thoroughfare.

REQUIREMENTS:
A. Ample and delivery areas shall be observed from all residential use with an observing wall or fence at least six (6) feet high, and shall be at least 15 feet from the structure. The fence shall be at least 15 feet from the structure. The fence shall be at least 15 feet from the structure.

AREA AND BULK REQUIREMENTS:
The following Schedule of Regulations shall pertain in the Multiple-Family Zone, in establishing the minimum controls limiting the height and bulk of buildings and area requirements:

BUILDING TYPE	MAXIMUM HEIGHT OF YARD SETBACK	MINIMUM BUILDING SETBACKS	PARKING SPACES PER UNIT	DEVELOPMENT DENSITY PER ACRE	MINIMUM FLOOR PER UNIT
Two-Family Dwellings	2	25	40	15	2
Multiple-Family Dwellings	2	25	40	20*	2

NOTES:
* Every lot on which a multiple dwelling is erected shall be provided with a twenty (20) foot wide driveway. Each side yard shall be increased by one (1) foot for each ten (10) feet or part thereof by which the length of the multiple dwelling exceeds forty (40) feet. In overall dimension along the adjoining lot line in order to preserve the general open character of the district, structures shall be limited in length to not more than twenty-five (25) feet. Rear yards and spacing between buildings shall be provided on the following basis: One (1) and two (2) story structures shall have at least forty-five (45) foot spacing between buildings and shall be provided with at least thirty-five (35) foot rear yard.



Morton Graddis, owner-operator of the Mt. Holly resort, has found this steeplechase highly popular with youngsters during the summer. The two girls with him here were unidentified.

'Gold-Mining' Helps Convert Ski Resort to Summer Play

By SAVILLA SLOAN, Special Writer

BLOOMFIELD HILLS.—There's panning for gold just 35 minutes away from the Birmingham-Bloomfield area—and it's perfectly logical that it came about through the efforts of Bloomfield Hills resident Morton Graddis.

Graddis, an ex-mining engineer, is the developer and owner of the Mount Holly ski area between Pontiac and Flint in northern Oakland County.

As such, he is used to bringing about innovations such as the installation of the only ski chair-lift within 250 miles of Detroit.

THE "GOLD-MINING" operation at Mount Holly is a part of attraction which the fertile-minded entrepreneur has installed "in order to put the chair lift and other facilities to use in summertime."

Graddis exhales enthusiasm in describing his conversion of the winter ski area into a summer amusement spot, as well.

"Already installed is a replica of a frontier western mining town. There is a miner's supply store and a corral replete with goats, horses, sheep, mules and burros. Visitors can ride in a steeplechase and there are pony rides for the kids."

"WERE PATTERNING our attractions after Knott's Berry Farm in California. It's near Dineenway in Bloomfield area—and it's perfectly logical that it came about through the efforts of Bloomfield Hills resident Morton Graddis."

The addition of a mineral museum is a natural for the entrepreneur, too," he added.

"We'd like to add a fun museum, too," he added.

Panning for gold from a sluice box, a recent addition, Graddis expects to prove popular with the children.

"We sent to Colorado for gold pans and placer gold. We have salted the sluice box with the gold and we'll see that every kid gets a few grains to take home."

"It'll be a real experience for them to learn how the forty-siners mined their gold."

SUMMERTIME USE of the ski chair-lift is the most popular attraction. Passengers, swinging high into the air to view the countryside, get a real thrill from the ride.

"Although we have only been open for a month, we're already averaging 1,000 rides a week," the owner stated.

Another popular spot is the terrace for out-door picnicking which he has added to his restaurant.

well as personally supervising the development of Mount Holly.

HIS ENTHUSIASM for Mount Holly is catching. A complete ex-provert, he is voluntarily pleased that he has obtained a \$150,000 small business loan from the government for expansion of winter-time facilities at Mount Holly.

It will be used to expand the restaurant, increase snow-making facilities, add two new ski slopes and a T-bar lift.

Whatever he does, Graddis brings to it the same adventurous spirit that led him earlier to mining projects in Ecuador, Columbia, Mexico and Canada.

"There's no selling what he'll think up next!"

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LEGAL NOTICE

NOTICE OF MORTGAGE SALE
Default having been made in the terms and conditions of a certain mortgage made by CT OVERSEAS, INC., a Michigan corporation, to UNIVERSAL C. L. T. CORPORATION, mortgagee, dated the 22nd day of September, 1959, in and to the City of Michigan on the 22nd day of September, 1959, and recorded in the City of Pontiac, Michigan, in Book 10 of Public Records, at which said mortgage there is claimed the principal sum of \$15,000.00 (Fifteen Thousand Dollars) and no sale or proceeding at law in or out of court, and the power of sale in said mortgage contained have become operative by reason of such default.

NOTICE IS HEREBY GIVEN that by virtue of the power of sale contained in said mortgage and the statute of the State of Michigan in such case made and provided, on Monday, the 13th day of October, 1961, at 10 o'clock in the forenoon, there shall be a public sale of the premises described in said mortgage, to-wit: Parcel No. 74, of the Northeast 1/4 of Section 11, Township North Range 10 East, City of Pontiac, Oakland County, Michigan, as recorded in Liber 13 of Assessor's Records, page 74, Oakland County Records.

Parcel No. 2. A parcel of land being that part of Lot 8, North Range 10 East, described as follows: Beginning at a point on the south line of Judson Street, said point being distant 120 feet west from west line of Park Street, thence southerly 120 feet to south line of Oak Lot 8, thence south on south line of said Oak Lot 8, 60 feet thence northerly 120 feet to east line of Judson Street, thence easterly along the south line of Judson Street 88 feet to place of beginning, and thence by the following bearings and distances: S 12° 13' 00" E, 110 feet to Lib 64 of Plats, page 71, Oakland County Records.

Parcel No. 2. A parcel of land being that part of Lot 8, North Range 10 East, described as follows: Beginning at a point on the south line of Judson Street, said point being distant 120 feet west from west line of Park Street, thence southerly 120 feet to south line of Oak Lot 8, thence south on south line of said Oak Lot 8, 60 feet thence northerly 120 feet to east line of Judson Street, thence easterly along the south line of Judson Street 88 feet to place of beginning, and thence by the following bearings and distances: S 12° 13' 00" E, 110 feet to Lib 64 of Plats, page 71, Oakland County Records.

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

In re: THE ESTATE OF MORTON GRADDIS, DECEASED.

CITY OF BLOOMFIELD HILLS FOR CONSERVATION OF THE ESTATE FOR THE BENEFIT OF THE ESTATE OF MORTON GRADDIS, DECEASED.

MAINTENANCE OF A SANITARY SEWER.

ORDER FOR HEARING AND TO SHOW CAUSE

At a session of said Court held in the Court House in the City of Pontiac, Oakland County, Michigan, this 17 day of July, A. D. 1961.

Present: Honorable William John Beer, Circuit Judge.

The Petitioner of William B. Hargman, attorney for the City of Bloomfield Hills, having been duly heard, which Petitioner avers that this Court set a hearing date at which time all interested parties named in the Petition may appear and show cause why a jury should not be summoned and immediately returned to act under the Public Acts of 1911 to hear and determine the request of the City of Bloomfield Hills that private property be taken for public use.

IT IS HEREBY ORDERED that the following named parties appear before this Court at 9:00 a.m. on the 14th day of August, 1961, at the Court House in the City of Pontiac, Oakland County, Michigan, to show cause why the City of Bloomfield Hills should be granted the relief requested in the Petition.

Smith River, husband and wife of Morton Graddis, and wife of Morton Graddis, both of Detroit, a National Bankers Association.

IT IS FURTHER ORDERED that this Order be published once each week for three successive weeks in the Birmingham Eclectic, the date of the first publication being the 20th day of July, 1961.

IT IS FURTHER ORDERED that a copy of this Order be served on each of the above named persons residing within the County at least six days prior to the day of the hearing.

WILLIAM JOHN BEER, Circuit Judge.

A. TRIS CURRY, JR., Clerk.

By ELAINE M. FITZGERALD.

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