



Impatience is a mental state that can be "outlawed"—and the less hasty, less hurried, more relaxed attitude of daily living can take the place of impatience.

Hills Zoning Law Awaits Commission Action

Nine Changes Noted in Text

Nine changes have been proposed in the text of Bloomfield Hills' new zoning ordinance. On seven, all five commissioners agreed.

This and That by George R. Averill Numerous Others Sparkle List of Eccentric's 'Grads'

Recently this column, in commenting on the fact that Detroit's new commissioner of police, Ray Girardin, once served this newspaper as its managing editor, I mentioned several other former editorial employees who since have made very good on daily journals.

parking adjacent to the central business district have been rezoned from multiple dwelling areas to P-1 parking areas. THIS CHANGE will assure that the parking lots now in use and needed by MacManus John & Adams and by the businesses in the southwest quadrant will not be diverted to less essential uses.

THE PROPOSED ordinance creates a new type of One-Family Residential District, A-3-1. This new classification requires lots of at least one acre for two years (1927-29) as its managing editor, I mentioned several other former editorial employees who since have made very good on daily journals.

Under the new ordinance, churches and single- or multiple-family dwellings may not be built in the commercial and office districts. Thus, the opportunity for the construction of additional apartments is further reduced.



Map Shows Changes in Land Use

Several changes have been made in size of lots and land usage in Bloomfield Hills' proposed new zoning ordinance. The legend is as follows: (A) Parking (was multiple); (B) Office (was commercial); (C) Multiple (was 1 1/2 acres); (D) Institutional (was 1 1/2 acres); (E) 1 1/2 acres (was 1 acre); (F) Institutional (was multiple); (G) 1 acre (was 1 1/2 acres); (H) 1 acre (was 2 acres); (J) 2 acres (was 1 1/2 acres); (K) Institutional (was 1 acre); and (L) 3/4 acre (was 2 acres).

Clears Public Hearing Hurdle

By DAVE PHILIP Township Editor About 100 Bloomfield Hills residents took a good look at their proposed new zoning ordinance last week—and very few left the public hearing uninformed.

Residents Ask Questions of City Officials Bloomfield Hills residents had a chance to make their views known on the proposed new zoning ordinance at a public hearing last week.

A VOTE on the proposal to increase the density of multiple-residence property from 3 to 4.5 families per acre was more evenly divided.

Special Report

Lee, Louis J. Colombo, Jr., and James A. Beresford favoring the increase in height of multiples and more families per acre. Commissioner Henry L. Woolfenden and Mayor Lyman J. Craig oppose any relaxation of restrictions in these two areas.

THE MAJORITY contends that 3-story units could be more attractively built than present 2-story apartments and that elevator service from a basement garage would be encouraged in the higher structures.

Commissioners Split On Town Houses, Density

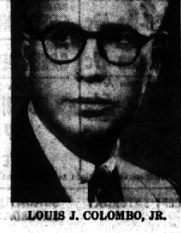
Commissioner Says He Likes New Document

By JAMES A. BERESFORD The proposed new zoning ordinance for the City of Bloomfield Hills, except for some minor differences, is an excellent document.

THE PROPOSED ordinance allows for less than five units for multiple housing in the so-called town-house areas of five acres or more.

3 Favor Height Increase, More Families Per Acre

By DAVID W. LEE No one on the planning commission or city commission wants to increase our apartment density to 4.5 families per acre.



LOUIS J. COLOMBO, JR.

Woolfenden, Craig Oppose Relaxing of Restrictions

EDITOR'S NOTE: Following are highlights of a speech given by Commissioner Henry L. Woolfenden at the public hearing on the proposed zoning ordinance.

BY HENRY L. WOOLFENDEN I think that the town house exception to the restrictions governing the building of multiple housing in the multiple housing zone in the city has come about in a rather interesting fashion and I'd like to just take a moment to review the background of the development of that concept.

3 Favor Height Increase, More Families Per Acre

By DAVID W. LEE The only reason we are proposing 4.5 is that we fear that if we try to hold to 3, the Supreme Court may say our law is unreasonable and therefore unconstitutional.

FINALLY, the city planning commission is on record as having recommended approximately 4.5. We on the city commission believe our case will be much stronger in court if the city commission and planning commission stand united on what is the right thing to do.

Woolfenden, Craig Oppose Relaxing of Restrictions

By HENRY L. WOOLFENDEN THE TEXT of that petition is as follows: We, the undersigned residents and/or property owners of the City of Bloomfield Hills, Mich., respectfully request the city planning commission to consider and recommend a modification of the zoning ordinance.

WE OF COURSE know that's the real reason that we have zoning regulations and that's why we have been able to maintain the esthetics of this community—as an incident of zoning regulation.



HENRY L. WOOLFENDEN



LYMAN J. CRAIG