

100 Residents Protest Change in Twp. Zoning

Almost 100 persons from three subdivisions protested a proposed residential zoning change at the Bloomfield Township Planning Commission Monday night.

Residents from Rouge Manor, Supervisor's Plat No. 5 and Maywood Villa joined forces to deny the change from R-3 to R-1 of property behind the Gleaner Life Insurance building, 1600 N. Woodward.

The matter was tabled by the planning commission.

THE TOWNSHIP attorney, Thomas Dillon, contends that the area is overzoned and might be vulnerable in future court cases. He recommended the zoning change.

Residents objected that the rezoning would cause a deterioration of their property values in that smaller homes could be built nearby. There are several acres in the area that could be subdivided.

IN OTHER action, the planning commission tabled a request by the Birmingham-Limp to rezone two lots from R-3 to parking.

The company needs additional parking facilities for its employees. Planned is a five-level parking area, with the bottom level recessed into the ground and the second story about eight feet above the ground.

A greenbelt and a wall had been proposed to protect nearby residents.

A request from Wilson Pontiac-Cadillac to rezone a parcel of property adjacent to its new-car sales for a used car lot was denied.

The change from office to R-3 was opposed by residents and the plan board. The commission feels the office classification is a good buffer between business and residential property.

Ruth

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 ample of a group working toward a common goal.

THE CSC is attempting to find a spot in the downtown area for the Birmingham Public Schools to erect a new administration building. One of the primary sites under consideration is the Merrill Street right-of-way in the block south of Shain Park.

Appointed to the plan board is the seven-member group "a time-saving board" for the commission.

"The plan board is the first step in the important checks and balances of city government," she said. Mrs. McNamé called the seven-member group "a time-saving board" for the commission.

IN TALKING about her future in governmental affairs, she says: "I plan to continue to serve in the community where I can be the most useful and where my talents are needed."

"I believe there is room for warmth in city government and I feel that way about Birmingham."

Because Birmingham is almost completely developed, future planning and zoning present a greater challenge to the city, according to Mrs. McNamé.

"We must realize that we are more and more a part of the metropolitan area and our own planning must tie in with the surrounding communities."

"WE MUST get away from the idea we are an island of suburbia and learn we are not isolated from the metropolitan picture," she said. "I would like to go to the Oakland County Plan Board and look at the future planning for the whole area," she said.

Although she believes Birmingham's future is good, Mrs. McNamé is concerned with the problem of traffic flow.

"We have to get traffic in, out and around the town," she said; but added, "we also have to decide what to do with it if it remains in town."

"A Berlin wall cannot be built around the town," she said.

She feels that the time for the city to move ahead on future plans is now.

"We can't wait too long or we will lose out to other areas," she said.

Dilemma

(Continued From 1-A)
 "To keep everybody happy," commissioner David W. Lee suggested that the engineering firm submit separate cost estimates with prices for the trunk lines, lines to the developed areas and also for the undeveloped portions of the city.

In addition, Hubbell, Beth and Clark will supply the commission with data on the different methods of financing and estimated water rates from the City of Detroit before the January meeting.

MEANWHILE, THE sewer problem remained unresolved.

A resolution to pay 33 1/2 per cent of the cost of remaining sewers, at present estimates, was withdrawn when the commission could reach no consensus of opinion.

James A. Beresford, the only present commissioner on the body when the bond issue was passed, refrained from voting.

He said that he and the other commissioners at that time, on the basis of engineering estimates, informed residents that the \$1.5 million would pay for sewers for the entire city.

ROBERT A. FRYE voted "no" because he thought the resolution "evaded the issue and was a 'slipshod way of solving the problem.'"

"I am not satisfied in my own mind that we have exhausted the review of various methods for providing sewers for the undeveloped areas," he said.

Trial

(Continued From 1-A)
 ber of items taken by police from the Herrington apartment as possible evidence returned to the defendant was denied.

Among the items taken were an address book, check book and registry, a revolver and a .38 caliber slug.

Police and the prosecutor's office have been investigating a report that Dr. Foster had paid Herrington \$5,000 not to contest a divorce several days before the shooting.

Herrington has been free on \$25,000 bond since the shooting.

W. Bloomfield Group Proposes Sewer Arm

By BETH SHOTKA
 Special Writer

WEST BLOOMFIELD — Sewer propositions dominated the township board meeting last week.

A group of six developers retained the consulting firm of Michigan Land Planning, Inc., and presented a proposition to the board on the plan for the Lene Pine Sewer Arm. The arm would be a substitution for the Walnut Lake arm that was cancelled earlier this year.

The group expressed means and methods of maintaining property without interfering with those who did not require additional sewage facilities and objected to paying for the service.

Financing

(Continued From 1-A)
 tion; handling of displaced families—most of the homes in Birmingham's possible project area could be repaired rather than destroyed.

One qualification the city appears to lack is an appointed citizens group to study the redevelopment area.

Financing for urban renewal projects takes the form of either capital grants or advances and loans. For any municipality having a population of 50,000 or less, such as Birmingham, the federal contribution is three-fourths of the net project cost.

Dilemma

(Continued From 1-A)
 ALSO AVAILABLE is this area qualifies under urban renewal are special FHA mortgage financial aids for new or rehabilitated housing in the redevelopment of project areas.

The FHA will insure loans made by approved lending institutions to finance major improvements to homes in urban renewal areas under the National Housing Act, Section 220 (b), or outside these areas, Section 205 (k).

The amount of the loan may not exceed the FHA estimate of the cost of improvements of \$10,000 per family unit, whichever is less. Interest rates cannot be higher than six per cent, while the FHA charges an annual insurance premium of 1/2 of one per cent on declining balances of the loan. In general, the minimum amount on these loans is \$1,000.

IF THE Germans were to borrow the full \$10,000 under FHA on a five-year loan, their monthly payments would run \$163.49 for principal and interest, plus \$3.83 for FHA insurance premium. If they were to take out a 20-year FHA loan, total monthly payments would run \$75.82.

FHA also offers Title I property improvement loans, but the maximum limit is \$3,500.

Eligible improvements under the FHA loans, either within or outside an urban renewal area is designed to make the property more livable and to increase its value.

Named are structural alterations, additions and reconstruction; modernization; changes to improve obsolescence; new plumbing, heating and air conditioning; new roofing, siding, wall work and trim. Loans are limited to homes or apartments over 10 years old.

Season

(Continued From 1-A)
 Christmas flower stamps — then smiled, obviously giving the design their approval.

"In downtown Birmingham, it was still too early for the recorded Christmas carolling, which began only yesterday."

The only sounds were that of boots slushing through the snow; children exclaiming "Oh, look at that!"; blaring car horns; a policeman's whistles; squealing wheels; women window shoppers gaily chatting about upcoming holiday parties and what they will wear and what they will serve.

IN STORES, Christmas presents abound. And if the gift doesn't look Christmas-y enough (the red and green packages) then it's WRAPPED in tinsel and foil and bells and ribbons to look like the spirit of old St. Nick.

Newly-hired salesgirls are still polite enough to say "thank you" even though they give both a vague look and answer when a question is asked.

Of course, the biggest (in more ways than one) treat of the holiday year is getting Santa settled in his ornately-decorated seat for his month-long stay.

The jolly old man first flexes his leg muscles (the better to hold the kiddies), then his lung muscles (ho, ho, ho).

He knows it'll be a long time between the first "ho" and the last "ho" to puff the season in Birmingham.

Tree Lighting Holiday Program Set for Lathrup

LATHRUP — A medley of Christmas music by the Cub Scouts, greetings from Mayor Richard Stone reported that the rearmy Christmas tree lighting ceremony at 3 p.m. Sunday at the Lathrup School, 2700 Southfield.

Other events of the day include provide coffee and donuts for adults at this time.

City Administrator Jerry D. Stone reported that the rearmy Christmas tree lighting ceremony at 3 p.m. Sunday at the Lathrup School, 2700 Southfield.

Following the lighting of the tree, baton twirlers and carol singing by the combined Girl Scouts will entertain. Highlight of the afternoon will be the arrival of the Santa Claus, after which children are invited into the school hall for a visit.

He told the city council that it would cost approximately \$200 to have the tree since the City had to pay for electricity and had to also string up extra lines since the Detroit Edison Co. removed poles down the west side of Southfield Road.

Hearing Postponed

The examination of three men charged with breaking and entering a Birmingham fur store on Nov. 22 has been postponed until Dec. 18.

The hearing had been set for last Friday in Birmingham Municipal Court.

Birmingham police Lt. Merlin L. Holmquist said the delay had been granted at the request of the defense attorney.

The men, Joseph Andriachi, Richard Penacho and Lee Magnacchi, are all from the suburban Chicago area. They are accused of attempting to take \$24,470 in furs from Furs by Robert, 550 N. Woodward.

Two other men believed to be involved in the burglary attempt are still being sought by police.

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