

## Geometry's Role Is Confab Topic For Teachers

How and why geometry should be taught from kindergarten through senior high will be the subject of a special Oakland Schools teacher conference Friday, March 20.

Three university experts in the teaching of geometry are slated to outline the trend toward making geometry a part of the math curriculum all the way through school.

Mrs. Virginia Kovalic, chairman of the conference committee, said the meeting will be held at Groves High School from 1 to 4:30 p.m. Mrs. Kovalic is assistant director of elementary instruction in the Southfield Schools. Keynote speaker will be Dr. Walter Prenowitz,

professor in the mathematics department of Brooklyn College.

**WHAT CHILDREN** in the elementary grades can learn about geometry and how it can be taught will be discussed by Dr. Joseph Payne, professor of mathematics education at the University of Michigan.

Dr. Prenowitz will meet with junior high school teachers and administrators to discuss the role of geometry in seventh, eighth and ninth grade math courses.

How geometry can be extended and expanded to meet the needs of senior high school students will be the topic in a section meeting for senior high school math teachers. Dr. Eugene Smith, professor of mathematics education at Wayne State University, will be the speaker.

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# How Old and New Laws Regulated Apartments

See letter to editor, 3-A

**EDITOR'S NOTE:** Following is the complete text of a "discussion of the provisions regarding apartment buildings in the old and new zoning ordinances of the City of Bloomfield Hills" by the four city commissioners who voted for the new zoning law.

Under the old zoning ordinance, 151 acres of land were zoned for apartments in the B-1 multiple-dwelling districts. The new ordinance reduces the land on which apartments can be built to about 150 acres. This is only four per cent of the acreage in the city.

The old zoning nominally restricted the height of apartment buildings to two stories at the eaves. However, the old zoning also permitted a basement, and it contained no regulation on how much of the basement be below grade. Thus, an unspecified amount of the basement in addition to the two-story stories could be above grade.

Further, the old ordinance did not limit the height of buildings in the B-1 district in feet. Clearly, the old ordinance was vague in its limitation on height.

ON LOTS less than five acres in size, the new ordinance continues to limit the height of apartments to two stories. In addition, it specified that no more than half of the volume of the basement may project above the average grade, and it limits the height of apartments to 30 feet above the average grade.

Thus, on lots less than five acres in size, the new zoning is more clear and therefore more restrictive than the old.

By specifically defining the relationships of basements to the average grade, the new ordinance encourages the placement of garages in basements in the case of apartments built on hillside. However, this was also possible under the old ordinance.

THE OLD ordinance required apartment buildings to be set back from the street and from side and rear lot lines and from each other by only 40 feet.

The new ordinance requires two-story apartments to be set back 60 feet from the street and 45 feet from side and rear lot lines and from each other. Both ordinances require 75-foot setbacks from Woodward Avenue, but the new ordinance also requires a 75-foot setback from Long Lake Road. Here again the new ordinance is more restrictive than the old.

The old ordinance required that all apartments in the B-1 multiple housing district have some portion of each apartment on the ground floor. Thus, in a two-story apartment building, individual apartments had rooms on two floors.

THE NEW ordinance abandons this requirement so that all the rooms in one dwelling may be on one floor. The new ordinance also permits the legal number of apartments on any site to be contained in a smaller number of larger buildings. This contributes to improved setbacks and more spacing between buildings.

On lots of five acres or more in size under one ownership and on major or secondary thoroughfare, the new ordinance authorizes the zoning board of appeals to permit the erection of "town house" apartments that may be three stories or 35 feet in height above the average grade.

Town houses must have setbacks of at least 150 feet from streets and from single residence lot lines and 65 feet between buildings.

THE THREE-story town house proposal was recommended to the city commission by the city planning commission only after long and careful study. The town house proposal has no effect whatsoever on the number of apartments per acre or the total number of apartments in the city. The reason favoring the three-story town house proposal are:

By permitting an increase in stories from two to three, 50 per cent less ground will be covered by an apartment building. When garages are built in basements, the reduction in ground area covered will be even greater. This will leave more ground area free for

lawns and landscaping. In addition, the requirement for 150-foot setbacks and greater spacing between buildings will contribute to a campus-type development.

2. Some residents of the city would like to sell their homes and move into apartments after their children have married and left home. These people, accustomed to a high standard of living, will want elevator apartments rather than walk-ups. Elevators will be more economically feasible in the three-story town houses than in two-story apartments.

3. The city already contains a substantial number of dormitories, nursing homes and private residences that are three stories high. Our director of public safety asserts that our fire-fighting equipment is adequate for these three-story residential buildings. Under these circumstances, the courts might declare a two-story limit on apartments unreasonable and therefore invalid. In other words, any attempt to prolong our old two-story limitation might result in the court's permitting apartments higher than three stories. A three-story limitation is more defensible than a two.

4. Although three stories are admittedly higher than two, a 35-foot three-story building set back 150 feet from the street looks lower than a typical two-story building set back only 40 or 50 feet from the street.

5. The city cannot by law control the appearance of buildings. However, the new ordinance provides that building permits for town houses will be issued only after the board of appeals reviews the plans. This gives the city an opportunity to persuade the builder to change any plans that are unattractive, even though we cannot legally force him to do so.

BOTH the planning commission and city commission are confident that the town house proposal will result in the building of more attractive and more luxurious apartments than would be likely under a two-story restriction. The new ordinance was adopted by the commission on March 6, is now being reprinted, and will become effective 10 days after publication.

## Judge Moore To Fill New Court Post

Circuit Judge Arthur E. Moore has been named to the newly-created position of Executive Judge of Oakland County for this year, it was announced by Judge James S. Thorburn yesterday.

Judge Thorburn, in a prepared statement, said that the purpose of the new office and the appointment was to "point up responsibility for

March 19, 1964 THE BIRMINGHAM (MICH.) ECCENTRIC 5-A court efficiency."

PARTICULAR references were made by the judge to the efficiency of county probation services and the Friends of the Court offices, provision of serviceable and efficient marriage conciliation services and supervision of the court budget of expenses involved in the Circuit Court.

Judge Thorburn said that the new office will "in no way" interfere or change the duties and responsibilities of the presiding judge who will continue to act as in the past.

## Sailors in Taiwan Aboard Cruiser

Joseph P. Turner III, photographer's mate first class, USN, son of Mr. and Mrs. Joseph P. Turner of 327 S. Cleary Road and George R. Briston, fire control technician third class, USN, son of Mrs. Allison F. Briston of 31587 Mayfair Lane, both of Birmingham, are participating aboard the light cruiser USS Providence in a coordinated U.S.-Nationalist Chinese amphibious exercise called "Operation Backpack" being conducted off the

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## This & That

(Continued from 3-A)

dropped in my cart. She merely replied that both situations "were something to think about."

I pushed on as she resumed her work. She sort of watched my travels to the meat stall with an odd look in her eye.

And who should be bumped into at the vegetable display except a long-time, no-see neighbor from the other part of town. Right after she asked how I be, I asked her if she had seen the Religious Art Exhibit down at Southfield.

SHE ANSWERED she had and she came away rather frightened. "If those artists don't let us in on what they're trying to tell us, how can we look at their creations and get anything out of them?" Putting two heads of cabbage in my buggy, I nodded and agreed that some modern art was confusing. (I didn't fade away on "It was nice seeing you," at least I remembered that you said not to mouth trite phrases.)

"Just keep on trying; eventually wisdom will emerge," was flung out as we parted.

AT NOON when the phone rang not once were lazy phrases relied on to carry on a conversation. When she wondered "what's new with you," it was asked if she had read what Galbreith had said in a recent Atlantic about the poor nations?

Because she hadn't, her day was enlivened by my reporting his big thoughts. (Not once did I allow our conversation to drop in mediocrity. She won't call again.)

FINALLY, TOWARD midnight my spouse sighed: "Gee, honey, all evening you've made me think and it hurts." When he asked then if I still loved him, instead of a silly trite "of course," I followed your advice and once again gave it some real good thought before answering. (He said he couldn't wait and crept off to bed.)

Should I be discouraged with this one day's results or should I, dear Editor, keep on trying to uplift my daily retros no matter how difficult at first? Thank you kindly.

CONVERSATIONALIST-TO-BE (If the woman who wrote the above letter will send me another one, in case she again tried my suggestion for a day, I'll be glad to print it. She certainly has a fine sense of humor—don't you think?)

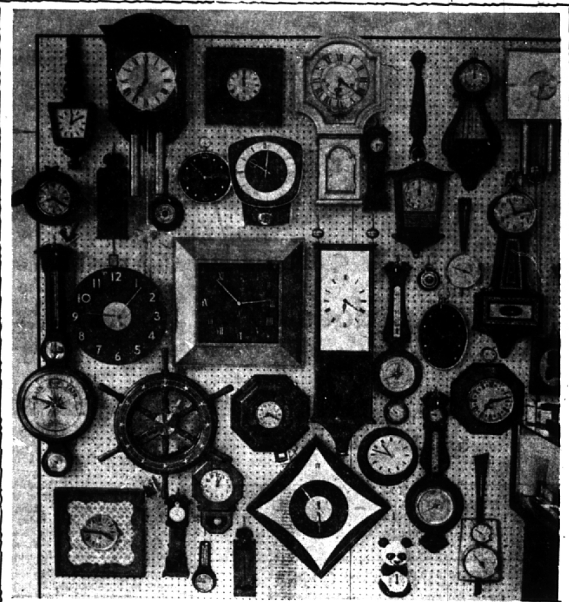
## Y Kickoffs Candy Sale

The annual Camp Mint Sale program sponsored by the Birmingham YMCA will begin at 10:30 a.m. Saturday at a kickoff meeting at the Y.

Any area child wishing to earn his way to one of the Y camps (Nissauque, Ohisya, and the Birmingham Y Day Camp) should be accompanied to the meeting by a parent.

An incentive, the Y will present a sleeping bag to the child who sells the most candy. Other prizes will be awarded to other top salesmen.

Details of the camp programs and candy selling instructions will be given at the kickoff meeting. The sale ends April 11.



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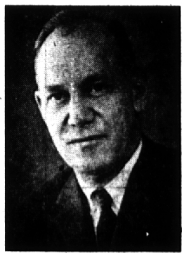
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