

A longstanding controversy

Landmark highrise is back in court

By JACKIE KLEIN

One of Southfield's longest, most heated, on-again-off-again land use battles continues to seethe but it appears the combatants may be cooling off.

Four members of Riverbank Homeowners Association have taken the city and development firm, Landmark Properties Co., to court to block a proposed high-rise project on the north side of Northwestern Highway, between Telegraph and 11 Mile roads.

It is the second time residents have slapped a court suit on developers and city officials in an attempt to block proposed construction on the disputed 12.5 acre site. The latest court action was spawned by the city council's approval last month of Landmark's request to rezone the parcel to allow construction of two, 10-story apartment buildings on the site.

Despite the court action, some residents reportedly are negotiating with Landmark principles Nelson Dembs, Jack Taylor and Jack Friedlander for an agreement to drop the height of the proposed buildings to seven stories.

If agreement is reached, the lawsuit in Oakland County Circuit Court may be settled, according to a city hall spokesman.

The lawsuit contends the new high-rise apartment (RHU) zoning on the site will allow developers to construct buildings of unlimited height. Homeowners are asking the court to prevent Landmark from developing the property and the city from issuing building permits for the project unless provisions of a 1972 legal settlement are met.

THAT SETTLEMENT, which limits the density on the land, once zoned for high-rise office, general business and regional shopping use — came after a two-year court battle between Landmark, surrounding homeowners and the city. The developers' original plans for a 15-story hotel and an 18-story office building on the site provoked the previous lawsuit.

"Southfield officials are prohibited from imposing conditions on the rezoning," said Southfield City Attorney Sigmond Beras. "But residents have the right to bind developers to certain requirements by taking them to court. The city can't be a party to a private agreement but it must abide by court orders."

The latest lawsuit claims the proposed use doesn't comply with the one authorized in the original court settlement. Members of the Riverbank Homeowners Association say a building of unlimited height would have a harmful effect on area property owners.

High-rise multiple dwelling use is a downgrading from the current high-rise office zone, said city planner Donald Gross. The proposed 10-story apartment buildings, he said, will require 21 percent fewer parking spaces and will generate less traffic.

UNDER THE former zoning, the land was assessed at \$1.2 million. The assessed value of the property will decrease to about \$800,000 with the apartment zoning, he said.

When improvements are made, the value will increase but not as much as if the site were developed for commercial and high-rises, he said. The earlier settlement restricted the height of the proposed office building to 13 stories and lowered its density by about 50 percent. Landmark later claimed the development would no longer be economically feasible.

Gross said the zone, which could accommodate a 200,000 square-foot office building and a 240-room hotel, would be more heavily populated than Landmark's currently proposed two high-rise apartment buildings with a total of 450 units.

Poppy sale will aid hospitalized veterans

The American Legion Post 346 and Auxiliary Unit members of Farmington will offer the veteran-made memorial poppy to the public on May 17, 18, and 19.

Volunteers will be distributing the bright red crepe paper poppies in memory of the nation's war dead while assisting the needy veterans and their families.

The American Legion and Auxiliary adopted the poppy as a memorial flower and throughout the year, disabled and hospitalized veterans make poppies in hospitals and special convalescent workshops.

Contributions made on Poppy Day are used by the local post and unit to aid needy veterans in hospitals throughout the state. All proceeds are channeled directly into rehabilitation, children and youth welfare work.

Unit poppy chairman is Trena Quinn. Post 346 chairman is Harold Quinn.

UPHOLSTERY SALE



ANY SOFA

INCLUDING:

• LABOR

• FABRICS

Any fabric in stock, choice of Harlequins, Nylons, Nylon Velvets, Cotton Velvets, Cotton Prints, Velvets, and Decorator Jacquards.

FREE ESTIMATES

IN HOME

• FREE PICK-UP & DELIVERY

• 5-YEAR GUARANTEE

\$275⁰⁰
(TUFTING EXTRA)

terri's INTERIORS

Phone 533-0812
18245 W. 8 Mile, Detroit

Save \$65 on RCA's Colorama TV Picture tube replacement

SALE \$159⁹⁵* Reg. \$225

* No charge for installation. Repairs to chassis are extra.

* RCA Colorama picture tubes fit most any make TV - 19" - 21" - 25" at \$65 savings now.

* If tube fails within 2 yrs. we'll replace it for labor cost only.

INCLUDES PICK UP, DELIVERY AND FREE TV CHECK

STA-RITE TV
28915 Joy Rd. WESTLAND \$25-5450

THINK SPRING
Selections at their BEST!

ORNAMENTALS <ul style="list-style-type: none"> Dogwood Crab Redbud Hawthorne Kwanza Cherry Beech Wisteria Russian Olive Japanese Maple 	Privet Hedges EVERGREENS <ul style="list-style-type: none"> Taxus Yew Douglas Fir Hemlock White Pine Arborvitae Junipers Scotch Pine Austrian Pine Blue & Green Spruce
SHADE TREES <ul style="list-style-type: none"> Ash Locust Maples Birch Willow Tulip Tree Ginkgo Oaks Linden London Plane 	ANNUALS <ul style="list-style-type: none"> Petunias Marigolds, etc. VEGETABLE PLANTS <ul style="list-style-type: none"> Tomatoes Peppers, etc.
REDWOOD CHIPS 3 bags/\$11	TREMENDOUS SELECTION on flowering shrubs & fruit trees

Harold Thomas NURSERY
14925 Middlebelt
BETWEEN 5 MILE AND SCHOOLCRAFT
421-2888
OPEN DAILY 8-8

Custom Draperies
Super Savings From \$189⁰⁰
Over 100 beautiful colors to choose from. 120" rod size.

Vogue Drapery Shoppe
20716 Middlebelt
Farmington Hills, MI 476-9268
MON.-FRI. 10-6 SAT. EVE BY APPOINTMENT

ANTONIUS BROS.
Professional Carpet Care
Vibra Vac® triple action steam system cleans carpets & upholstery - even velvet!

- ANY SIZE LIVING ROOM and ATTACHED HALL - \$34.50
- WITH DINING ROOM - \$47.50

Call for an appointment: 562-8020

Rite CARPET
America's Finest Carpet Mills.
Largest Selection in the Area.

Featuring **LEE'S & KARASTAN CARPETS** at lowest prices

7 Mile at Middlebelt across from Livonia Mall 476-8360
8497 W. Grand River Brighton Mail 1-227-1314

How to fit a crowd on your patio - Beautifully

We have the Areas largest selection of quality casual furniture, offered by Nationally known Manufacturers for the discriminating shopper.

Above Ground or Inground Pools.

- Rattan
- Wicker
- Redwood
- Wrought Iron
- Aluminum
- Strap
- Director Chairs
- Umbrellas
- Barbecues
- Hammocks
- Brown Jordan
- Samselite
- Meadowcraft
- Gold Medal
- John Hancock
- California Umbrella
- Homecrest
- Vogue
- Calif. Asia
- Lloyd
- Woodard

Hours: Mon. thru Fri. 10:00 - 9:00 p.m.
Sat. 10:00 - 6:00 p.m.
Sun. 11:00 - 5:00 p.m.

CORNWELL pool & patio
3500 Pontiac Trail, Ann Arbor, Michigan 48105
Phone: (313) 662-3117

Join Vic Tanny Now!
1/2 YEAR

FINAL 10 DAYS!
Offer expires May 27

1/2 PRICE

6 MONTH MEMBERSHIP PROGRAM
Start your summer shape-up program and improve your figure now with this Vic Tanny special offer.
Non-renewable.
Other available membership programs will be offered.

Men...Women Call Now!

VIC TANNY BLOOMFIELD EXECUTIVE HEALTH & RACQUET CLUB
6420 TELEGRAPH RD. AT MAPLE RD.
CALL NOW 855-2300