

Deeds: Should City Take Sides?

By DAN McCOSH

Deed restrictions, those semi-private zoning laws which give legal clout to subdivisions, will face both a policy and legal test in Farmington Hills.

Ridgewood Manor, located east of Farmington Rd., South of 11 Mile was subdivided with deed restrictions allowing only one house per lot, in effect requiring twice as much land as the city zoning laws because of oversized lots.

Larry Furgeson, a Southfield builder, divided one of the few remaining lots in the subdivision and built and sold a house on half the property.

According to representatives of the Ridgewood and Ridgewood Manor Property Owners Assn., a promise was made at the time of the lot split not to build the second house.

Ferguson applied for a

building permit for a second house after the first house was completed, and it was this permit which was challenged in court by attorney Karl Bennett, for the association.

A preliminary injunction against the builder was issued by Oakland Circuit Court and the case is yet to be tried.

Bennett is raising several issues in the case:

- He is challenging a former township (now city) ordinance which allows the council to approve lot splits which do not conform to deed restrictions.

- He feels the city should participate in the legal defense of deed restrictions.

- He feels the city should recognize deed restrictions in its ordinances.

Farmington Hills is currently reviewing a proposed new zoning ordinance. When the date for the public hearing was set, Vivian Jurosek, former clerk for the Village of Quakertown, suggested the ordinance include some protection for deed restrictions.

The only councilman to react was Earl Oppenheimer, who said it was not an area for the city to get into, since deed restrictions were a contract between the subdivision associations and their members.

According to Bennett, "If a homeowner cannot secure some form of relief from the city, in the form of prohibiting of the issuance of building

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CHRISTMAS SEWING for the Goodfellow Dress and Boys Shirt Drive are (from left) Mrs. Jimmy Bopp and Mrs. Linz Reed. (Evert photo)

Dress Drive Needs Help

The 1973 Goodfellow Dress and Boys' Shirt Drive, with the goals of bringing Christmas joy, shirts and dresses to 300 needy children, is underway.

Mrs. Shirley Richardson, chairman of the drive, says "We have a long way to go before the Goodfellows can reach their goal of 150 dresses and 150 boys shirts."

With Christmas still more than a month away, Mrs. Jimmy Bopp and her daughter, Mrs. Linz Reed, are already committed to the spirit of giving.

"My participation in the Farmington Goodfellow program seems very little, but gives a feeling of sharing the Christmas spirit with someone who is less fortunate in our community," said Mrs. Bopp.

For \$4 you can put one needy girl into a new, bright, washable school dress, and for \$2.50 you can buy a boy a long-sleeved school shirt. If you prefer to sew a dress or shirt, they should be of washable material, in a pattern suitable for school wear and they are needed in sizes 5-12.

Dresses and shirts may be delivered to Shirley Richardson of 34069 Alta Loma in Farmington before Dec. 7, and checks may be mailed to the same address.

Early Deadline For Holiday

Next Friday's edition of your hometown paper will be delivered at the normal time, but the Thanksgiving holiday on Thursday has caused us to move up all deadlines by 24 hours.

Classified ads will be accepted until 11 a.m. Wednesday. Deadline for news and regular retail advertising is at the close of business Tuesday.

Harrison High Cartoonist Takes National Film Award

A Farmington teenager won national recognition for film-making recently, earning a special award in the senior category of the Kodak teenage movie awards.

Steven Eagle, 28719 Ramblewood, will receive two \$25 cash awards and two bronze medallions for his winners "Let Me Come In" and "In The Middle of a Cloud."

In the senior category, he competed with other movie-makers aged 16 through 19, from the U.S. and Canada.

The Harrison High senior said he hopes "to continue with this form of film-making and to learn stronger ways of expressing myself in this medium."

His second film and first animated film, "Let Me Come In" also won a first

place award for animation at the annual film festival of the Cranbrook Art School.

Both films were abstract in content, with crayoned drawings, symbols and shapes

coming to life through animation techniques.

The award also makes Eagle eligible for judging for possible showing at film festivals overseas.

The awards are sponsored by the Eastman Kodak Co. in cooperation with the University Film Foundation and the Council on International Non-theatrical Events.

Community Band, Orchestra To Play 'Autumn Interlude'

The Farmington Community Band, under the direction of Paul Barber, kicks off its fourth season with an

"Autumn Interlude," concert at 8 p.m. Tuesday, Nov. 20, in the Farmington High auditorium.

Joining the band, for the first time this year, is the new Farmington Community Orchestra, under the direction of Harold Kacanek.

The band will be playing

numbers featuring composers' Beniciscutto, Frescobaldi, Pearson and Wood.

They will also play a complete symphony, "Vincent Persechettis' Symphony No. 6 for Band."

The 30-piece orchestra will play pieces by Handel and Schubert, closing with selections from "Fiddler On The Roof."

The band, which holds about eight concerts a year,

is sponsored by the Farmington Exchange Club, with the cooperation of the Farmington public schools, the cities of Farmington and Farmington Hills, the Farmington Community Center, the Chamber of Commerce, the arts council, and Oakland Community College.

Concerts are free, with refreshments served afterwards.

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