

Livonia Planners Set Sights High On Building Code

So you are thinking of moving to Livonia? A few unique types of living you can find in Livonia considered ideal, other communities have on their planning board, not in practice are "cluster" subdivisions and multiples fitted into neighborhoods.

Each part of Livonia offers a different combination in factors. Neighborhood variety is desired in Livonia. Certain design principles are recommended as policy by the Livonia Planning Director and his Commission as well as the Mayor of the City.

Livonia is fortunate to have a Mayor who is also in real estate, Harvey Moelke. He has constantly pushed, regardless of politics, to setting new and higher standards in the building of new homes.

Underground wiring, wider streets, larger lot sizes are a few of the new restricts imposed in Livonia.

According to the Planning Commission a neighborhood layout should reflect and enhance focal points of visual and social importance such as the school, community shopping center. There should be an artful combination of varied densities, streets, and facilities that results in a townscape having cohesive structure.

It is desirous that all elementary and most junior and senior high school students should reside within walking distance of schools and local parks.

Local shopping centers should be conveniently located for frequently purchased goods and services.

Livonia planners believe natural drainage courses and flood plains should be preserved and where possible incorporated into park and recreation sites.

Generally homes should not face on heavily traveled roads.

The over-all plan is for institutional and social facilities such as churches and club houses to be locally available.

Open space is the key-note in Livonia.

Livonia City Planning Commission and Council have provided a plan for a neighborhood park in each square mile of the city, to be located adjacent to a school. The Council has already acquired several of these parks.

In addition to this, Livonians have at their doorstep a portion of the huge Wayne County Park System which runs along Edward Lines Drive for more than three miles in the southwest section of Livonia.

Want to Hike Home Value? Fix Wisely

Want to ready your home for quick sale? Then take a tip from real estate brokers, who say sensible improvements can hike your home's resale value and lead to an earlier sale.

The trick is to look at your home through the eyes of the prospective buyer before putting it on the market.

Are there leaky faucets, wall cracks, water stains or peeling paint? They are obvious defects and will make the prospect wonder if he is taking on a headache.

New washers, replastering, insulating of water pipes or a coat of paint may remedy these faults with little effort or cost.

Exterior improvements are highly important. If the house needs a new roof or an expensive paint job, the prospect may not even want to look inside.

On the other hand, if you can offer a buyer long-wearing and low-maintenance extras like heavyweight asphalt shingle roofing or mineral fiber siding, the value will rise accordingly.

Make the improvements realistically worthwhile for both you and the buyer. Although it's good salesmanship to have your house looking clean and tidy, it usually doesn't pay to redecorate inside. The buyer undoubtedly, will have his own ideas about decorating which will differ from yours.

Livonia Offers All Types of Plans For Subdivision

When you are looking for a home you can ask your realtor to direct you to a traditional "grid pattern"; the "cluster plan" or the "contour pattern." Livonia has all three and is just now developing its "cluster" plan.

The "grid" pattern is sections divided into rectangular blocks and lots established in the typical city street plan. Though simple to survey it ignores topography and results in somewhat drabness and monotony and in the automobile age provides no protection against the invasion of traffic into residential area.

Originally conceived for small blocks and lots with wider lot zoning and proportionate cost of streets and utility improvements becomes excessive.

The Cluster pattern is a modern adaptation of an old and tested concept. It combines economy and practicality with beauty and variety. Zoned density is maintained but the permitted number of lots are clustered in a more delightful way. Lots are designed to meet home buyer's preference for moderate size, but sharing center ground for its own park. The shared open space offers unique opportunity for community recreation facilities such as swimming pools, children's play area, ball field, small putting greens, etc.

Housing types may be mixed and must be treated with an eye to design as opposed to the "gimmick" idea. This Livonia has done.

The "Contour pattern" is a break from the monotony of the grid pattern and recognizes the influence of the natural topography.

As a result there is a great effort in Livonia toward subdivision platting. Unfortunately there is some reduction on the total street in this type planning so it has become somewhat impractical. Still there are houses available in this "contour" type subdivision and they are unique and beautiful.

Full Sports and Rec Program

Livonia supports one of the largest Junior Baseball Programs in the country. More than 4,000 youngsters of all ages participate.

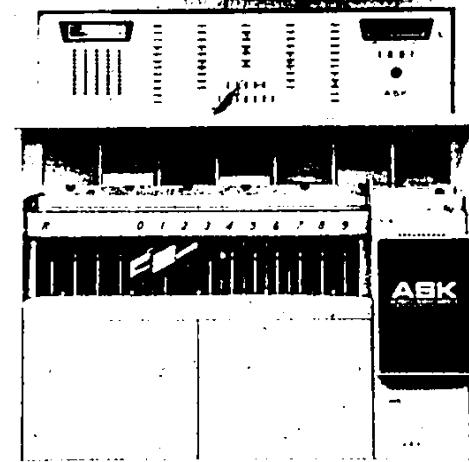
Hundreds of adults participate in baseball, fast and slow pitch softball leagues sponsored by the Recreation Department. Other organized sports sponsored by the Department include archery, bowling, golf, hockey, touch football and volleyball leagues.

A Realtor knows what buyers are looking for, what the current fads are. He can tell you how, and whether to redecorate.

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