

'To preserve physical integrity of inner city'

Council to vote on frat zoning

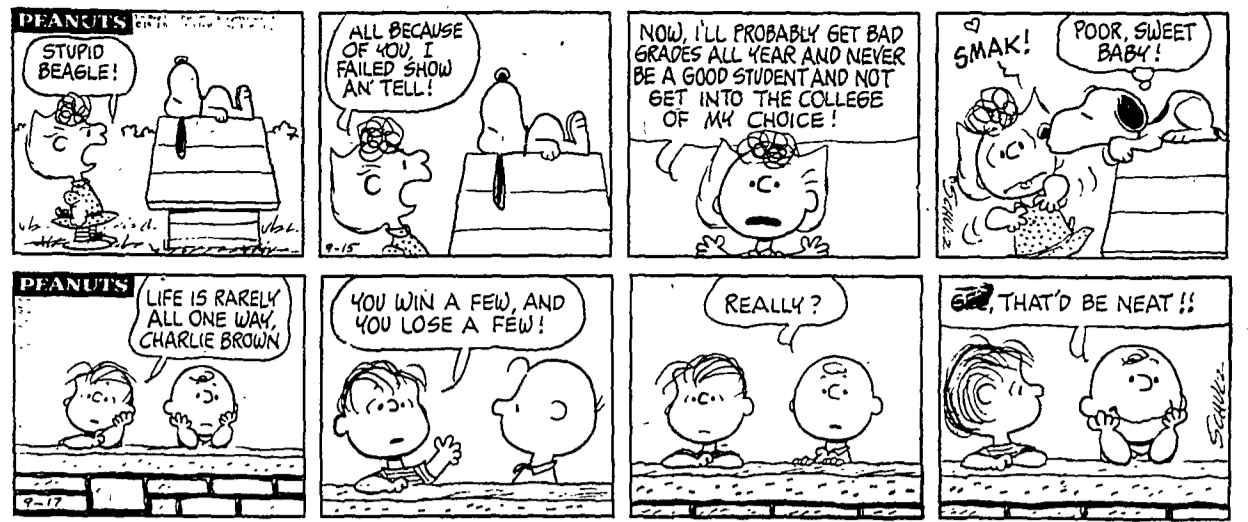
By PAMELA REASNER
Collegian Staff Writer
State College Council is expected to vote next month on a bill to change present fraternity area zoning. The bill is designed to protect fraternity houses and other old mansions in the area from being torn down or defaced. "Some of the councilmen wanted to preserve the physical integrity of the inner city," said Paul Van Dyne, Interfraternity Council Community Action chairman.

The bill contains three provisions to protect the old buildings:
— if a fraternity should fold and sell its house and lot, the new owners cannot tear down the building;
— the house must be used for offices, private school, nursing home, clinic, day care center, senior citizens home, club headquarters or residential dwelling; and,
— the owners must have the approval of the Borough Planning Commission before altering more than 20 per cent

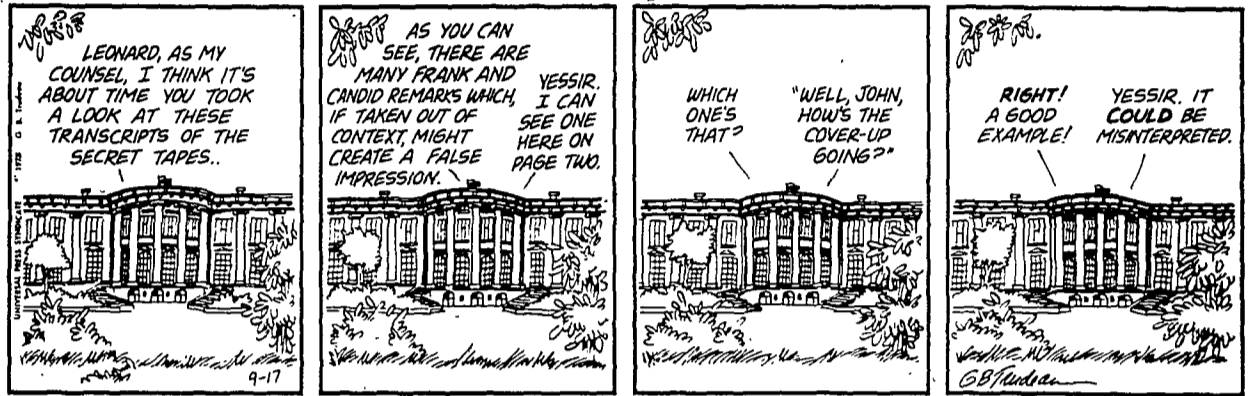
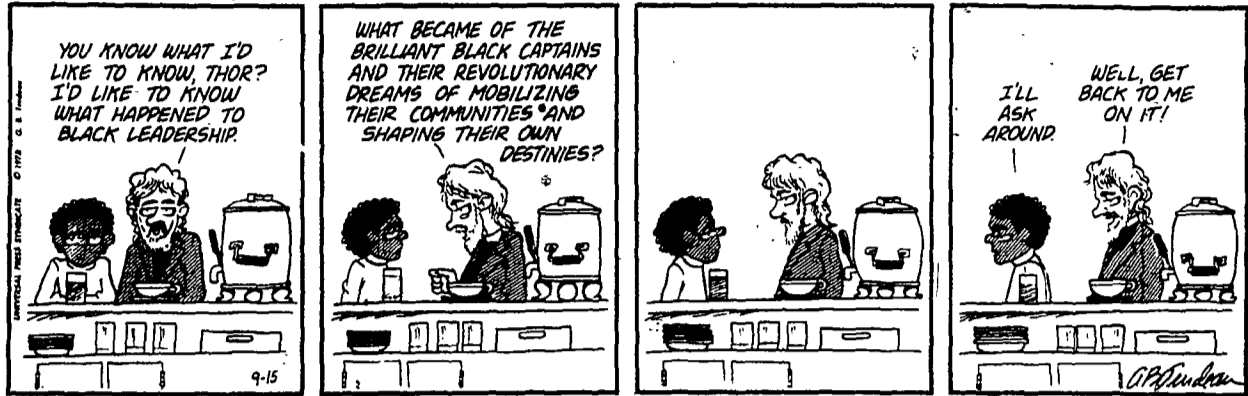
of the building's exterior surface. Van Dyne said IFC requested council to delay voting until after homecoming so the fraternities could meet with their alumni boards before taking a stand on the issue. According to Van Dyne, IFC has not yet endorsed the bill, because as it stands, any fraternity involved could not tear down its house and build another one, or buy a vacant lot to expand its present house or build a new one.

Several fraternities complained the bill would decrease the property value of their houses, making them harder to sell. "I think it's an excellent bill that will help the fraternities and the neighborhood," Van Dyne said, "but it's too restrictive as it stands now." Van Dyne said several councilmen agreed to amend the IFC's first two objections. "They seemed favorable toward getting those things changed," Van Dyne said.

Should the bill pass, 34 fraternities currently in R-3, R-4 and commercial districts would be rezoned to an R-2 or low density residential district. One other fraternity, now in an R-4 district, would be rezoned to an R-3 or low density residential district.



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