

Zoning hearing set for tonight

By TIM KONSKI
Daily Collegian Staff Writer
Student organization representatives and a local realtor disagree with borough officials over the possible effects of a proposed amendment to the borough's zoning ordinance that would reduce the number of unrelated persons permitted to occupy a converted single family dwelling from five to three persons.

The amendment would also increase the required lot size for two-family dwellings from 12,000 to 20,000 square feet and lot width from 100 linear feet to 125 linear feet.

The amendment will be discussed at a State College Municipal Council public hearing at 7:30 tonight in the municipal building, 134 S. Fraser St.

Planning Commission Chairman James Deesle said the amendment was designed to discourage speculation in residential areas and preserve the character of borough neighborhoods.

"What we're trying to avoid is the speculator buying houses and loading them with tenants and changing the neighborhood," he said.

Another Planning Commission member, Carol Herrmann, said the amendment was originated in response to a petition submitted by residents of College Heights complaining about noise and appearance of converted houses.

Herrmann also said the amendment is intended to discourage speculation in strictly residential areas.

"We're hoping it will make less attractive the desire to speculate in residential property in residential areas," she said.

However, Glenn Meyer, Organization for Town Independent Students spokesperson, said the amendment discriminates against students because it would aggravate the housing shortage and restrict students from residential zones.

He said noise and appearance problems can be solved by improving other ordinances. But, he said, council is disinclined to alter noise and appearance ordinances.

"This amendment is supposed to address problems, but it doesn't because three students can make just as much noise as five," Meyer said.

"In the future, it will limit the supply of housing because the potential for conversion is, in some cases, non-existent," he said.

Deesle, however, said the amendment is not discriminatory because students are not being restricted from residential areas.

"Unrelated persons still can rent family dwellings but in smaller numbers," he said.

Herrmann said, "I see this as a simple

adjustment to the ordinance to create a balance for everyone in the area. If I believed it was discriminatory I wouldn't have voted for it."

F. C. Sun, owner of Sun Realty Inc., also said the amendment would increase the housing shortage by limiting speculation.

"Just by increasing the lot requirements the borough will achieve its goal," he said. "There is no need to reduce the number of tenants from five to three."

"If you want to convert a house into two units you will need three lots which will involve about \$150,000," he said. "If you rent to five people you will still lose your shirt."

Jeff Moore, Undergraduate Student Government spokesperson, also said the amendment would effect the housing shortage by restricting students from residential zones.

"It can potentially keep students trapped in downtown areas," he said. "What was once one or two people in an apartment will become three people."

Several borough council members, however, agree the amendment would not seriously alter the housing situation.

Council member Dorothy Lennig said the amendments' provision allowing present converted dwellings to continue being rented to five unrelated people would prevent the ordinance from aggravating the housing shortage.

"In the long run the amendment will not affect, to a large degree, the number of units available because present buildings will not be affected by the tenant restrictions," she said.

Lennig also said the amendment is not discriminatory because it is not aimed solely at students.

Student representatives have also charged the amendment would increase student rent because it would reduce the number of tenants in each unit.

"This will make criminals of students who don't normally break the law, because sooner or later they won't be able to afford their rent," Meyer said.

Sun also said restrictions on the number of tenants permitted to occupy units in converted dwellings would cause an increase in student rent.

"Rent will gradually rise and inflation will catch up and people will be forced to commit crimes," he said.

Council member Wallis A. Lloyd, however, said the amendment would not seriously affect student rent because the number of students who would be involved is small.

"I don't think it will make a lot of difference because the percent of students living in converted units is so small and the rate of change will be so slow," he said.

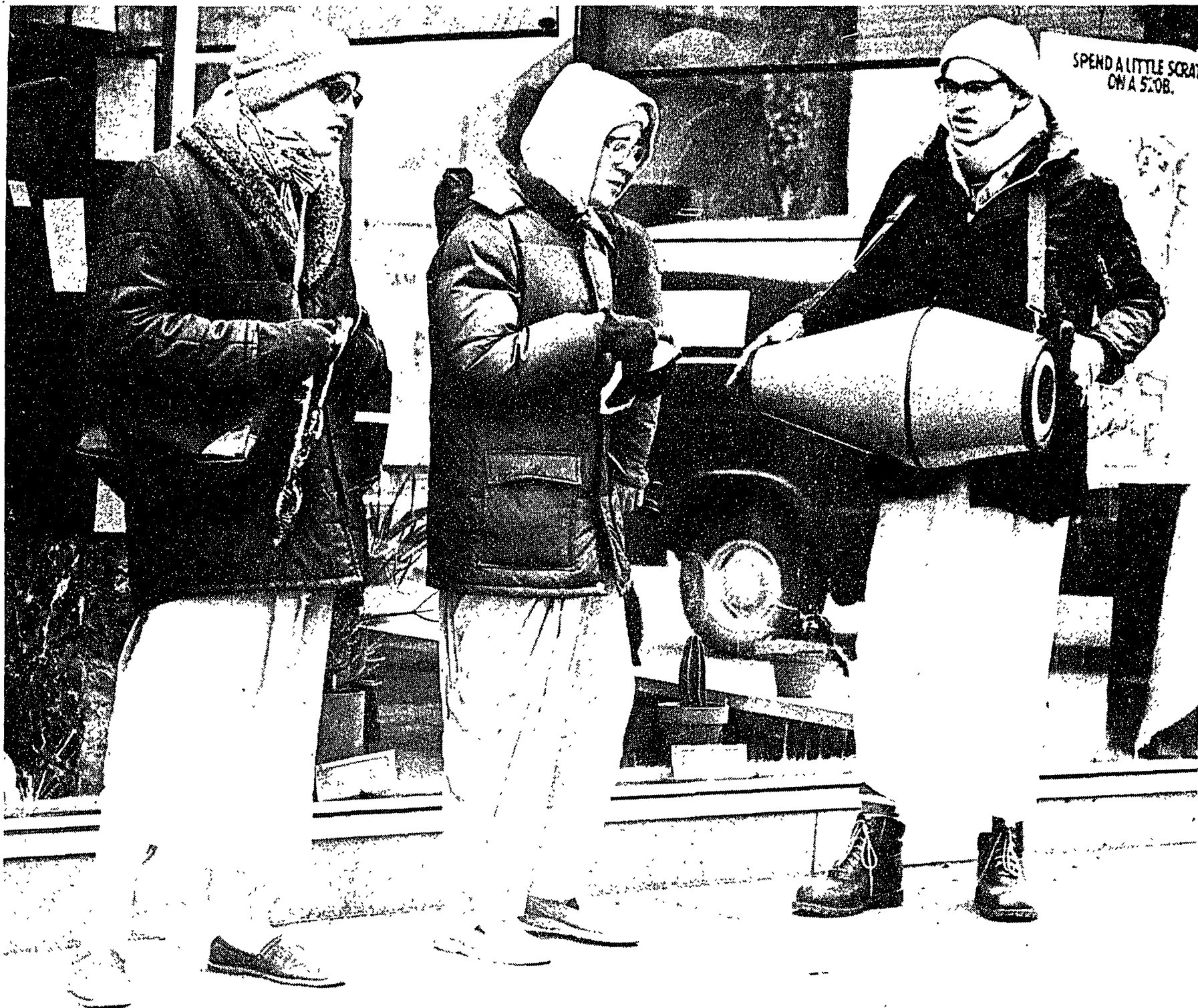


Photo by Joe Tori

Singin' in the rain Three members of the Hare Krishna sect perform in front of a stereo store on E. College Avenue in the rain yesterday.

Local Taiwanese students see few problems

By JEFF MONTGOMERY
Daily Collegian Staff Writer
Taiwanese students at the University expect no major problems to result from the cutoff of diplomatic relations between the United States and Nationalist China.

About 110 Taiwanese are enrolled at the University — its largest foreign student group.

Thomas Tsai, president of the Chinese Students Association, said he told Taiwanese members of the group in December that their studies would not be affected by their country's changing relations with the United States.

"We have heard from our embassy

that everything will be just the same," Tsai said.

Steven Wong, a graduate student from Taiwan, said he believes no direct effects will be felt by Taiwanese students here for a few months.

"I think it is a shock to some of us that this country suddenly does not recognize our own," Wong said. "But the only problem, I think, will be with passports."

The United States and Taiwan have not yet agreed on how to issue and renew passports without maintaining embassies in both countries. However, State Department spokesman Jack Cannon said current travel documents will be adequate for the present.

Craig Millar, director of International Student Affairs, said although he did not know how Taiwanese students will be dealt with in the future, their problem is not unprecedented.

The United States has no formal diplomatic relations with Iraq, Millar said, but 20 Iraqi students are enrolled at the University. Iraq supports the group through a special interest office set up on Iraq's behalf at the Indian embassy.

"This school has had excellent relations with the Ministry of Education in Taiwan, and we want them to continue," Millar said.

He said he had received an assurance from Taiwan's cultural counselor in Washington, D.C., that the Taiwanese

government will continue to support their students in the U.S., even without a formal embassy.

"The implication is that they will stick around and help their students," Millar said.

Thomas Chaing, a Taiwanese graduate student, said some Taiwanese students felt very pessimistic at first about the severing of relations between the U.S. and Taiwan.

"But I was in Canada before I came here," Chaing said. "Informal diplomatic relations were set up there much earlier with no difficulty. Some kind of new agency will just have to be created to handle our passports."

Thornburgh's search for a cabinet difficult

HARRISBURG (AP) — Governor-elect Dick Thornburgh's first cabinet nominations were greeted last week with high praise. But they could turn out to be his only "first choice appointments," according to the Philadelphia Bulletin.

The Bulletin quoted unnamed sources yesterday as saying Thornburgh was having trouble getting his top choices to take the 11 cabinet posts still open. Money reportedly is one of the main drawbacks.

Still to be nominated are the secretaries of labor and industry, general services, transportation, community affairs, banking, revenue, health, aging and commerce. State insurance and police commissioners also must be named. The jobs pay from \$39,000 to \$44,000 a year.

No present cabinet secretaries from the Shapp administration will be held over, the Bulletin said.

Thornburgh said Friday that getting the people he wanted was difficult, and blamed the problem on "an inadequate compensation schedule" and "the enormous tasks facing us in Harrisburg."

According to the newspaper sources, Thornburgh has spent most of his time since the November election trying to get experienced managers to run the various branches of state government.

Rick Stafford, who heads Thornburgh's transition team, said the governor-elect has been following a philosophy of appointing people "who have established themselves in other endeavors and would have to make a real sacrifice" to come to Harrisburg.

However, some of the people Thornburgh wants to fill the remaining cabinet posts are firmly entrenched in other jobs and apparently unwilling to sacrifice them for a shot at state government, the newspaper sources said.

Thornburgh aides, according to the paper, say there is virtually no chance that all the cabinet nominees will be picked by inauguration day, Jan. 16.

The Thornburgh sales pitch to prospective cabinet members has been "come join my team, it will be an exciting new era in state government," the sources said.

"So far he has gotten everybody who was his first choice," a Thornburgh aide said. "Over the weekend, he will start working on the second round."

Cambodian capital falls to Vietnam-backed rebels

BANGKOK, Thailand (UPI) — Pro-Vietnamese rebels captured Phnom Penh yesterday at the end of a two-week blitzkrieg invasion and stepped up their drive to conquer all of Cambodia, rebel radio and Radio Hanoi reported.

China, caught off guard by the suddenness of the victory, condemned Vietnam's attempt to "annex Cambodia and establish a colonial empire."

"Our red flag with five yellow towers (of Angkor Wat) is fluttering in Phnom

Penh," the insurgents' clandestine radio station said in a broadcast monitored in Bangkok. It flew over the Phnom, a temple-topped hill in the center of the city.

The station said the invasion forces pushed into the capital, "annihilating or disintegrating the main force divisions of the (Khmer Rouge) army and smashing the outer defense ring of the enemy."

Racing through the city, "they captured important positions of the enemy one after another and the nerve centers of the reactionary administration."

The official Vietnamese media reported attacks were underway in 17 of Cambodia's 19 provinces and "we are advancing to liberate the whole country."

There was no immediate word on the fate of the defeated Khmer Rouge regime of Prime Minister and Communist Party boss Pol Pot or of foreigners — mostly Chinese.

But Thai aviation sources said a Chinese jetliner made a successful flight in and out of Phnom Penh only hours before the city fell.

In Washington, the State Department said it could not confirm the fall of Phnom Penh from its own sources but condemned Vietnam's involvement in the invasion.

"The Vietnamese violation of Cambodia's territorial integrity is a threat to regional peace and stability and raises the danger of wider conflict," spokesman Ken Brown said. "The United States has repeatedly expressed its support for a stable system of independent states in Southeast Asia. We believe that this system includes an independent Cambodia."

The new administration, officially called the Cambodian National United Front for National Salvation, promised to repopulate Cambodia's deserted cities, restore freedom of religion and "duly punish" Khmer Rouge officials.

Thai military officers ordered troop reinforcements to their eastern frontier with Cambodia and put all forces in the area on special alert.

Vietnam claimed the rebels were responsible for yesterday's victory. But most observers thought an estimated 100,000 Vietnamese troops did most — if not all — of the fighting.

Official communiques by Vietnam and the insurgents indicated there was little attempt, if any, by the Khmer Rouge to defend Phnom Penh yesterday. Pol Pot indicated last week he would abandon the capital and direct guerrilla warfare against the Vietnamese if they closed in on the city gates.

It appeared that he decided yesterday to get out. Phnom Penh, a nearly deserted city with fewer than 20,000 inhabitants, apparently was abandoned without notice to the people of Cambodia. The only personalities known to have escaped the city were former Prince Norodom Sihanouk, his wife,

Monique, and a former Sihanouk prime minister, Penn Nouth.

Sihanouk got a lavish welcome in Peking on his way to New York to argue Cambodia's case at the United Nations. He called a news conference in Peking today, but it was not immediately clear if Phnom Penh's fall would change his plans.

Chinese Vice Premier Teng Hsiao-ping indirectly acknowledged the takeover at a banquet in Sihanouk's honor, condemning the Vietnamese for attempting "with Soviet backing to annex Cambodia and establish a colonial empire under their complete domination called the 'Indochinese Federation,'" the New China News Agency reported.

Cambodia and Vietnam have been traditional enemies for centuries and their rivalry was complicated after the Communist takeovers in both countries by the dispute between their big-power supporters, China and Russia.



Prime Minister Pol Pot

Zoning change opposed by political affairs group

By LARRY GALLONE
Daily Collegian Staff Writer

A zoning ordinance redefining "family" and limiting the number of unrelated persons living in a single family dwelling from five to three is opposed by the Undergraduate Student Government Department of Political Affairs.

Jeff Moore, USG Department of Political Affairs local government liaison, said the ordinance would decrease the potential housing supply for students. The State College Municipal Council will hold a public hearing on the ordinance tonight at 7:30 in the municipal building.

"There is just enough housing for students now and some may go off the market soon," Moore said. The ordinance will affect only new houses.

Enrollment is predicted to remain the same over the next decade, Moore said.

Part of the housing crunch was relieved by students' living on campus rather than downtown, Moore said. "This might have been in response to rental increases," he

said.

"Now there is just enough housing for students and if the ordinance goes through then no new supplier can come in and there would be no reason for realtors to keep rents stable," he said.

M. Lee Ucraft, director of Residential Life, said there is enough campus housing to accommodate the students if the ordinance is passed.

"The zoning ordinance is discriminating against students," USG vice president Tony Cortese said.

Many citizens favored the ordinance because they wanted students out of their neighborhoods for fear that they were bringing property values down, Cortese said. The planning commission said the problem was that realtors could get more from students than from families and could raise prices, he said.

There has not been much housing growth in State College and the current vacancy rate is about 3 percent, Moore said.