

# Neighborhoods

## Zoning Change May Cause Problems, Residents Claim

By ANGELA M. CARLL

The future use of an Esplanade Avenue house has become a point of contention between a neighborhood association, whose members feel the house may be sold to speculators, and the church group to whom the building was donated.

The Faubourg St. John Neighborhood Association, some of whose members live in the Esplanade Ridge section, is fighting a proposal to grant a "non-conforming use" zoning designation for the house. The association fears the structure eventually may be sold to speculators or used for purposes not compatible with the neighborhood.

"What concerns us" said Mercedes Whitecloud, a member of the association, "is that if we allow a non-conforming use for this property now, we'll be stuck with something we don't want in the future."

The 75-year-old house is at 2726 Esplanade Avenue, on the corner of North White Street, and has been vacant for a year and a half.

It was donated by Mena Melcher to Father Peter, Rogers, pastor of the St. Jude Shrine on North Rampart Street. Rogers, in turn, gave the home to the League of St. Jude.

The league, a group of Roman Catholic women dedicated to performing charitable works, plans to use it for a meeting hall and for social functions, according to its president, Mildred Holliday.

"The neighbors have nothing to worry about," said Holliday. "We want to say it's our home. We don't plan to fund-raise or anything like that from it. We even plan to have someone live there."

The church group is spending about \$100,000 to paint and renovate the home.

"I really think the neighbors will be proud of it when we're done," said Holliday.

However, the residents said they are not so worried about the home being used for charitable purposes as they are about what will happen if the league decides to sell it.

"That property can be turned into 17 apartments, which we definitely don't want," said Whitecloud.

Under the city's Zoning Ordinance, the establishment of a meeting hall would be in non-conforming use within the allowances of the property's current residential zoning classification, according to a spokesman from the city's Department of Safety and Permits. If the league receives approval of a zoning variance for the property, and it remains that way for two years, the property may then remain non-conforming indefinitely, even though it is sold to someone else.

Whitecloud and her group also fear that if the League of St. Jude does decide to sell the house, it may be bought by real estate speculators who will sell it for a quick profit without making any improvements.



Neighbors Worrying This House Will Be Turned Into Hi-Density Complex

"That falsely inflates the price of property in the neighborhood," Whitecloud said.

Sometimes a new landlord does renovate the property, she added, then raises the rent and displaces people who badly need housing.

Whitecloud also said the neighborhood has suffered at the hands of church ownership in previous property settlements.

"There have been other homes donated to the church," she said. "Only when they're sold do they bring in immediate cash, but they're a liability to the church as they are, because they have to be kept up."

Whitecloud said that one old home in the area was sold for \$13,000.

"That's next to nothing in this neighborhood," she

said. "Then, the landlord raised the rent, moved out the old tenants and moved in some 'undesirables.'"

Whitecloud and her group have written a letter to Rogers citing their concerns. The priest said he has forwarded the letter to Holliday.

"We'd be happy to meet with the neighborhood association," said Holliday, "to assure them we're not going to do something that has to be licensed like a nursing home or a day care center."

"The Historic District Landmarks Commission is also watching us closely," she added. "We're not going to do anything behind anyone's back."

If something of interest is happening in your neighborhood, write Angela Carll, The Times-Picayune/The States-Item, 3800 Howard Avenue, New Orleans, La., 70140.

# No Cure Available For Chronic Pancreatitis

BY DR. PETER J. STEINCROHN

Dear Dr. Steincrohn: I have read a lot about liver trouble, stomach trouble, intestinal complication such as ulcer or colitis, but rarely, if ever, do I see anything about pancreatitis. Now that this is the recent diagnosis of my condition, naturally I'm interested.

After several years of periodic abdominal discomfort, abnormally frequent bowel movements, indigestion and some loss of weight, my problem was finally diagnosed as chronic pancreatitis at age 63.

My family doctor and the gastroenterologist called in consultation both agree there is no specific medical or surgical treatment for the condition. I am merely to cut down on fatty foods and stay on a sensible diet. However, I am in the dark about what causes this condition. I will appreciate anything you can say pertaining to my difficulty. — Mr. S.

Dear Mr. S.: Often the reason for chronic pancreatitis is not known. It may be associated with diabetes. Sometimes there has been a history of gall bladder trouble or hepatitis. In some patients there have been repeated attacks of acute pancreatitis which result in the chronic variety.

As your doctors say, there is no specific treatment other than low fat diet and not overeating. If a chronic gall bladder condition accompanies the pancreatitis, surgery may improve it.

You haven't mentioned any restrictions in alcohol intake. I believe that patients with chronic pancreatitis do better without alcohol.

MEDICALLETTERS (Replies to and from readers)

Dear Dr. Steincrohn: I was really given the laugh by a school teacher who was tasting raw pork sausage. I refused on the strength of what I had read about "germs" in raw pork. If I'm mixed up on this I would like to be put straight. If I am right will you kindly send me the name of the germ? Thank you. — Mrs. L.

Dear Mrs. L.: The danger in eating uncooked pork, other meats or fish is not a "germ" but the presence

## Belief In Santa Claus Good For Preschoolers

MENOMONIE, Wis. (AP) — It doesn't hurt small children to believe in Santa Claus, two University of Wisconsin-Stout human development specialists said.

Professors William Staniszewski and Jeanette Coufal said parents may want to avoid a flat yes or no answer to children who ask if Santa Claus is real. "I would say it depends on the age of the child," Staniszewski said. "If the child is a preschooler, I would go ahead and foster the myth of Santa Claus."

"Santa Claus is part of a fantasy and children who can fantasize are better adjusted," Coufal said.

When children begin attending school and questioning the reality of Santa Claus, Staniszewski said, "Give enough information to let them make their own decision."

When children finally decide there is no Santa Claus, Coufal said, parents should explain that there is indeed a Santa, but not in the form of jolly old elf. "He's the spirit of wanting to do things for people of different opinions," she said.



of eggs or worms. This is called worm infestation. For example, some people may get tapeworm from uncooked meats or fish. So in spite of the laughs you have been getting, stick to your resolution not to eat uncooked pork.

Dear Dr. Steincrohn: My problem is dark, stiff hairs on my chin. It's a problem because I'm female. I've shaved and used depilatories but all they do is irritate my skin. I'm 32 and it's been a long time since I've been to a dermatologist.

My husband tells me to forget it, but it's difficult. Especially when my own youngsters keep asking, "Mommy, what are those black hairs on your face?" Do you have any suggestions? — Mrs. D.

Dear Mrs. D.: Maybe it's time to see a dermatologist again. Perhaps he also has come across a suggestion in the Oct. 30 issue of the New England Journal of Medicine by Robert A. Vigersky, M.D., and his associates. The article is called "Treatment of Hirsute Women with Cimetidine."

In medicine, help often comes from the most unexpected quarters. For example, cimetidine is a successful drug in the treatment of duodenal ulcer. Who would expect it to be of benefit in hirsute women?

Yet, in their study, they found that four of five patients responded to cimetidine, taken over a period of months. Perhaps your dermatologist will consider this treatment, Mrs. D.

If you are inclined to develop crops of boils, have a checkup on urine and blood to rule out the possibility of undetected diabetes mellitus, says Dr. Steincrohn in his booklet, "Practical Guide to Skin Problems." For a copy write him at his newspaper, enclosing 50 cents and a stamped, self-addressed envelope.

Dr. Steincrohn welcomes questions from readers. He cannot answer all individually but will include those of general interest in his column.

## 53,700 Deaths

WASHINGTON (AP) — The Highway Users Federation predicts that highway accidents will claim more than 53,700 lives in 1980, the largest number since 1973.

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