

6-1-1949

ZONING LAW AND PRACTICE. By E. C. Yokley. Charlottesville: The Michie Company. 1948.

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Recommended Citation

Floyd A. Wright, *ZONING LAW AND PRACTICE*. By E. C. Yokley. Charlottesville: The Michie Company. 1948., 3 U. Miami L. Rev. 653 (1949)

Available at: <https://repository.law.miami.edu/umlr/vol3/iss4/22>

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College of New York treats social forces in England and France, 1815-1870, as *Liberalism and the Rise of Fascism*.

Make no mistake: Schapiro is a learned man, a guild historian of acknowledged craft. Ask any sophomore "civilization" student who has toiled through Schapiro's *Modern and Contemporary European History*. In four hundred concise pages, in the volume under scrutiny, the author presents an anatomy of historical liberalism worthy of attention by any aspirant to intellectual elegance. It is sometimes said that the cover blurb of a book represents the publisher's review of the volume he wishes the writer had produced. Not so in this case. Schapiro lives up to the dust jacket promise of explaining "the successes and failures of the liberal movement in the past, and its significance in the present world situation." Actually, such a treatment is long overdue. The bibliography of synthesis for the period 1815-1870 is notably lacking. There is not even a good textbook covering this precise field. The chief objection to Schapiro, who otherwise fills a distinct gap, is that he limits his treatment to the Anglo-French, when he might have extended his work to liberalism in the Germanies, Italy, Austria, the Balkans, and Eastern Europe.

The points Professor Schapiro makes are quite valid. He shows the genesis of liberalism, its essential humanitarian and middle class qualities, in contrast to the older and aristocratic Classicism. He touches on liberalism's Romantic associations, its triumph and decline. Schapiro exposes the reactionary philosophies, neatly typed as "fascism," which challenged liberal predominance. Some of the writer's individual analyses are excellent, particularly those of Louis Napoleon and Carlyle.

Schapiro has merit. Among historians he is an elder statesman, having served a long apprenticeship delving into the minutiae of the past. He now applies the experience of a lifetime to present an overview of one of the most signally interesting ages in human history, the grass roots stage of communism, fascism, and the "third force," or the non-Marxist left.

Well meditated, well organized, and well written, the book is a landmark in the historiography examining the nineteenth century in Europe.

DUANE KOENIG ASSOCIATE PROFESSOR, DEPARTMENT OF HISTORY,
UNIVERSITY OF MIAMI

ZONING LAW AND PRACTICE. By E. C. Yokley. Charlottesville: The Michie Company, 1948. Pp. 532. \$12.00.

THIS is a very practical book. It will serve a distinct purpose among city councilmen, zoning officials, attorneys, and even realtors in municipally zoned areas. It deals with a relatively-new phase of law, and, owing to the fact that

municipal planning and zoning are so recent in their development, little in the way of texts and treatises has been written on the subject. The text material is set out in simple, concise language capable of being understood by any layman. It is broad in its scope, and the author has skillfully treated the many phases without getting enmeshed in a mass of legal technicalities.

The text starts with the early history of zoning, and, in order, takes up thereafter police power in general, the context of ordinances, especially as applied to city zoning and planning, powers and limitations of municipalities in enacting and amending such ordinances in general, procedure before and powers of a Board of Appeals, non-conforming uses, area and height requirements, appellate procedure and judicial construction, remedies other than proceeding through a Board of Appeals, such as injunction and mandamus, and airport zoning and zoning restrictions against other businesses and uses. Then, the final chapter sets out various forms dealing with procedural matters. The book has a very complete table of cases and is very carefully indexed.

The author has shown a thorough knowledge of the entire field of zoning, giving the book a well-balanced treatment of the entire subject without undue emphasis on any particular phase. It is clear that the author strongly favors carefully-planned zoning. However, he has not allowed this to cause him to fail to give a fair analysis of the authorities both pro and con on all controversial matters. Many excerpts and quotations from leading cases are woven in throughout the book, but they are carefully selected and tied in so that the entire textual materials blend into a smooth, easy-reading treatise. The volume is fairly well footnoted. Through the use of the table of contents, table of cases, index, and footnotes, the text is made very usable in tracing down any point of law dealing with problems of zoning. Anyone confronted with many problems of zoning can well afford to avail himself of this text. The only valid criticism which could be made of the book is the form and inconsistency in the author's citations of cases. Moreover, value would be added to the text if the dates of the respective cases were made a part of the citations.

FLOYD A. WRIGHT

PROFESSOR OF LAW,
UNIVERSITY OF MIAMI

THE TWO CONSTITUTIONS. By Harold Stannard. New York: D. Van Nostrand Company, 1949. Pp. 204. \$3.00.

THIS volume fills a considerable gap, giving a comparative vertical analysis of the constitutions of Britain and the United States, instead of the more stereotyped academic approach of diverse horizontal treatment. In other words, integration instead of separation; institutional comparisons instead of