

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 45, Number 7 P.O. Box 68, Greenbelt, Maryland 20770 Thursday, December 31, 1981

Zoning Petitions for Parcels 1 & 2 Resurface

by Elaine Skolnik

Rezoning petitions for approximately 112 acres of undeveloped land on parcels 1 and 2 — the land between the Baltimore - Washington Parkway and Greenbelt Homes, Inc. (see map) — are scheduled for a hearing before the county Zoning Hearing Examiner on January 22, 1981. The city council has the matter on the agenda for its January 4 meeting.

The latest happening has stirred up memories of the 1960s and early 1970s when the 230-acre tract was the center of controversy. During that period, proposals for rezoning the land to a higher density and for a 3-school complex were bitterly opposed by Greenbelters. Such uses of the virtually land-locked tract were considered to be disruptive of the Greenbelt Master Plan (1964) and, later, of the county's Master Plan (1970).

Four rezoning petitions, dormant since 1971, were reactivated recently in a move by the hearing examiner to resolve these and other antiquated zoning applications. While some applicants have indicated they are no longer interested, the owners of Parcel 1 and of the remaining privately owned part of Parcel 2 are ready to move forward.

According to a spokesman for the Maryland National Capital Park and Planning Commission (MNCPPC), applicants Charles Bresler and Theodore Lerner are requesting a zoning change for the entire privately owned acreage from R-R (rural residential-single family, 2 units per acre) to R-T (townhouses, up to 12 units an acre). About 102 acres are located north of Northway Extended in parcel 1, and about 10 acres are south of Northway Extended in parcel 2. (Earlier petitions for these parcels contained more acreage. The School Board had purchased 72 acres — 62 in 1966 and 10 in 1969 — for a 3-school complex never built. The county later declared this land surplus.

See ZONING, page 4, col. 1

Sewage, Roads Continue To Create Problems

by Elaine Skolnik

The major problems with parcels 1 and 2 continue to be lack of sewage facilities and roads. The Greenbelt city council in 1970 proposed that the parcels be designated by the county as a special treatment area because of the difficulties in getting public facilities for the area at a price that would be compatible with the cost of development. At the time, the city council also asked that studies be made by the MNCPPC, the Washington Suburban Sanitary Commission, the Prince Georges County Council, and the Board of Education to determine if the approved Master Plan was appropriately drawn. It called for R-T townhouse development west of the proposed perimeter road and R-80 single family development east of the perimeter road. The city preferred that the entire acreage be designated single family.

Sewage

Under the county's Ten Year Water & Sewage Plan for Prince Georges County, parcels 1 and 2 will not be serviced by sanitary sewers within the next 10 years.

In order to service this section of Greenbelt, it will be necessary to run an extension sewer main through the Agricultural Research Center. Alternatives are constructing a lift station and pumping the sewage uphill to another sewer main, if one adequate in size is available, or building a special treatment plant. In 1970 when the school board was still planning to construct a high school on parcel 2, the cost estimates for sewer service ranged from \$570,000 to \$716,000. WSSC officials say that an amendment to the Water & Sewer plan by the County Council would be required to service the area sooner.

Perimeter Road

The 1970 College Park-Greenbelt & Vicinity Master Plan shows the proposed perimeter road cutting through the northern portions of parcels 3 and 4 (east and west side of Research Road) and through parcels 1 and 2. One purpose of the controversial road was to handle traffic generated by the proposed three-school complex (elementary, junior high, senior high). With the removal of the high school from the tract, the District Council in 1971 remanded the rezoning petitions to the MNCPPC for reexamination of the perimeter road.

Whether or not the perimeter road is seriously considered depends on the density of the zoning that is finally approved for the 112 acres now under consideration, and on the disposition of the 72 acres of surplus land that the county no longer wants for schools. A factor to be weighed also is the reduction of acreage for residential development by the city's acquisition of land in both parcels for a perimeter trail and

Greenbelt Lake's Ice Skating Guidelines

The Greenbelt Lake is open for ice skating when weather conditions are favorable. In order to provide a wholesome, safe activity, the city has developed certain guidelines that should be followed. During cold weather, persons interested in ascertaining the conditions of the ice at the lake should call the Greenbelt Police Department, 474-7200. It is impossible to continually test ice thickness over all of the lake, so skating will always be at the risk of the participant. Recommended areas of skating are the shore lines and the bay around the peninsula. A green flag will be displayed on the bandstand flagpole to indicate SKATING AT YOUR OWN RISK. The lake area around the dam and spillway should be avoided, as open water is usually found in these areas. Parents should accompany young children. Skaters should also avoid gathering in groups on the ice.

The city's guide to ice conditions is as follows —

YOUNG OR BLACK ICE: 2½ inches uniform; safe if cautious and no congregating. Four inches will support the weight of skaters. SKATE AT YOUR OWN RISK.

LAYERED OR WHITE ICE: one foot of this kind will support the weight of skaters. SKATE AT YOUR OWN RISK.

OLD OR ROTTEN ICE: thickness is under the above conditions. ABSOLUTELY NO SKATING.

The Recreation Department will attempt to provide assistance at the lake during week days from 4 p.m. until dark and on holidays, Saturdays and Sundays from 9 a.m. to dark. No skating will be allowed on the lake after dark. No fires will be allowed at the lake except those provided by the

Recreation Review

Men's "A" Basketball

Area teams will begin competition in Greenbelt's 1982 Men's "A" League Basketball on Sunday, Jan. 3. All games will be played at the Greenbelt Youth Center on Sunday evenings. Spectators are welcome to come out and cheer for their favorite team. No admission will be charged.

Boys' and Girls' Club

Next week begins the basketball season for the Boys' and Girls' Club. Games will be played at both the SHL Rec. Center and the Youth Center on Tuesday and Thursday evenings and Saturday mornings and afternoons.

Class Registration

It is time to register for the Rec. Department's winter classes. Registration will be held on Monday, Jan. 11, 10 a.m. to 4 p.m. and 7 to 8 p.m. at the Greenbelt Youth Center; Tuesday, Jan. 12, 10 to 4 at the Youth Center and 7 to 8 p.m. at the SHL Rec. Center. Wednesday, Jan. 13, 10 to 4 registration will be at the Youth Center. Department Business Office, open Monday-Friday, 9 a.m. to 5 p.m.

replacement of land used for Green Ridge House.

In 1970 City Manager James K. Giese asked whether private development at the present densities could support the cost of the public facilities that must be provided to serve the area. He posed the question whether public acquisition of the land might not be cheaper in the long run.

The big question remains: How to accommodate reasonable residential development of parcels 1 and 2 with the Master Plan's goal of preserving the fundamental character of Greenbelt as a low-density, planned, residential community with emphasis on ample parkland and spaciousness, adequate community facilities and minimum congestion.

city due to the scarcity of firewood and danger from brush fires.

All skaters and parents should keep in mind the dangers involved in ice sports. A person who falls through the ice is in danger of drowning and freezing if he is not cared for immediately. Alertness to emergency and readiness to help other participants is stressed in such situations. A public telephone is located at the entrance to the Lake Park. For assistance, call 474-7200 for police; 911 for ambulance.



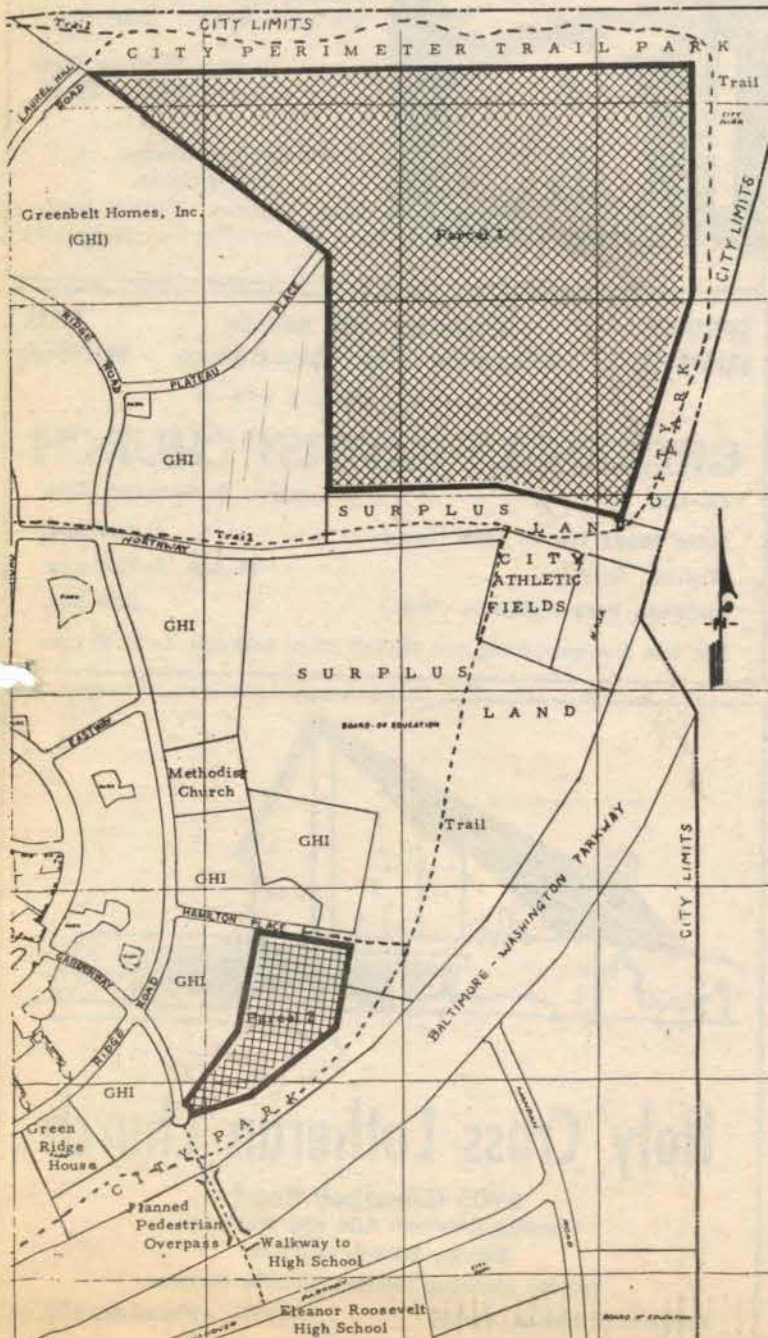
AGENDA

Regular Meeting of City Council

Monday, Jan. 4, 1982
8:00 P.M.

- I. ORGANIZATION
 1. Call to Order
 2. Roll Call
 3. Meditation
 - Pledge of Allegiance to the Flag
 4. Minutes of Council Meetings
 - Regular Meeting of December 7, 1981
 - Work Session of December 7, 1981
 - Work Session of December 8, 1981
 5. Additions to Agenda by Councilmen and Manager
- II. COMMUNICATIONS
 6. Petitions and Requests
 7. Administrative Reports
 8. Committee Reports
 - Advisory Planning Board Report #258
 - Preliminary Plan of Subdivision - Sunstates Property
 - Advisory Planning Board Report #259
 - Greenbelt Commercial Center Revitalization Study
- III. OLD BUSINESS
 9. An Ordinance for the Purpose of Granting a Franchise for the Provision and Operation of a Cable Television System in the City of Greenbelt, Maryland, to Storer Cable Communications of Md., Inc.; Approving a Franchise Agreement and Authorizing the Mayor to Execute the Franchise Agreement on Behalf of the City Council - Second Reading
- IV. NEW BUSINESS
 10. State Legislation Retirement—Accrued Liability Study Committee
 11. H.R. 2828—State and Local Government Financing Reform Act of 1981
 12. State Redistricting
 13. Street Permit Variance Greenbelt Road and Hanover Parkway (Exxon)
 14. Revision to Position Classification Plan - City Treasurer/Director of Administrative Services
 15. Zoning Map Amendment Applications 5343, 5344, 5345 and 5346 — Lerner-Bresler Property
 16. Meetings
- V. MISCELLANEOUS

NOTE: This is a preliminary agenda—subject to change.



Greenbelt News Review

AN INDEPENDENT NEWSPAPER
 ALFRED M. SKOLNIK, PRESIDENT, 1959-1977
 Editor: Mary Lou Williamson, 441-2662
 News Editor: Elaine Skolnik, 447-6060
 Copy Editors: Barbara Likowski, 447-8483
 Virginia Beauchamp
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Business Manager: Mike Jones; Circulation Manager: Carol Mongelli, 474-3954; Springhill Lake Circulation: Barbara Clawson, 474-4541; News Review: 474-4131; Staff Photographer, J. Henson.

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 BOARD OF DIRECTORS

Pres., Elaine Skolnik; Vice Pres., Sid Kastner; Sec., Barbara Likowski; Treas., Virginia Beauchamp; Bill Rowland.
 MAIL SUBSCRIPTIONS: \$20 per year. Advertising and news articles may be mailed (Box 68, Greenbelt); deposited in our box at the Twin Pines Office before 4:30 p.m. Tuesday; or delivered to the editorial office in the basement of 15 Parkway. (474-4131). The office is open Monday after 8 pm for display advertising; deadline is 10 pm. News articles and classified ads are accepted after 8 pm on Tuesday; deadline is 10 pm.

Volume 45, Number 7

Thursday, December 31, 1981

GHI NOTES

The GHI Board of Directors will hold a special meeting on Rehabilitation Specifications on Thursday, Jan. 7 at 8 p.m. in the GHI Board Room.

A Member and Community Relations Committee meeting will be held January 5 at 8 p.m. in the GHI Board Room.

Free blood pressure testing will be offered on January 6 from 2-4 p.m. Blood pressure testing will not be offered again in January because of the lack of available nurses.

Notices of 1982 monthly charges were mailed to members last week. Any member who did not receive a notice or has questions about one should call the Fiscal Office (474-6601).

For the first week of January, the approximate rehab schedule is telephone work at 10 court (N-T) and 12 court Plateau and plumbing work at 14 court Hillside. Also, siding work is continuing at the Southway entrance to town.

Members are reminded that common areas are not dumping grounds. To have trash collected, please call the city special trash number (474-8004).

AUDITIONS TO BE HELD

Casting for Moon for the Misbegotten, by Eugene O'Neil will be held Saturday, January 2 and Sunday, January 3 from 2-4 p.m. and 7-9 p.m. at the Utopia Theater, 129 Centerway. For information call Angela Schreiber, 345-3916.

RON BORGWARDT

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Attention GHI Members



A change has been made in the penalty for late monthly charges. Beginning with the January 1982 payment, those members who previously were subject to a \$5.00 late fee will now be assessed 5% of the monthly charges for making late payments (after the 10th of the month) to GHI. Monthly charges are due on the first of the month, although GHI does extend a 10 day grace period.

Tech Center Applications Now at Public Schools

Applications for entry into the Science and Technology Centers at Eleanor Roosevelt and Oxon Hill high schools next fall will be available at all public junior high and middle schools in the county beginning Monday, January 4. The deadline for applications is January 18.

Applicants will compete for the limited ninth and tenth grade slots that will open in September, 1981.

The Board of Education has set the centers' attendance boundaries as Pennsylvania Avenue, Suitland Parkway and Suitland

Road. Those students living south of the boundary will attend the new Oxon Hill Center while those living north of the boundary will attend Eleanor Roosevelt.

Acceptance of students at both centers will be based on 1980-81 grades as well as the first quarter grades from the current school year in the areas of English, social studies, science and mathematics. Results from the entrance examination to be given on Saturday, February 6 (February 13 in the event of snow) will also be reviewed.

For additional information, contact Jim Bruns, Science and Technology Coordinator, at 345-7500.

Donations

News Review carriers recently delivered holiday greeting cards to the homes they service. In some cases, the residents were not home when the card was delivered and therefore could not give a holiday donation to their carriers. Residents who wish to provide holiday remuneration may leave a donation in the News Review box at the Twin Pines office in an envelope with the carrier's name on it or a check can be mailed to the News Review (Box 68, Greenbelt). The News Review will make sure that the carrier receives the money.

NEW P.O.W. BENEFITS

Former Prisoners of War of all eras are urged to contact the Prince Georges Red Cross, at 559-8500, or the closest county chapter immediately so that they may learn about new and expanded benefits to which they are entitled. The "Former Prisoner of War Benefits Act of 1981" has expanded Veterans Administration's (VA) eligibility for many thousands of former prisoners of war.

stolen property. The property had been recently stolen from a parked car in Montgomery County.

Pfc. Thomas R. Justin charged four adult males with theft from an auto at Lakeside North on December 26.

An indecent exposure was reported in the Greenway Shopping Center. The suspect left the area on foot and was described as a white male in his 40's.

Police Blotter

Compiled by Mavis Fletcher
 The Photomat in Beltway Plaza was the target of an armed robbery about 2:30 p.m. on December 24. Cash was taken.

There was a breaking and entering in the 36 Court of Ridge Rd. between December 25 and 26. A large amount of property was taken.

Two automobiles—a 1980 Camaro and a 1977 Triumph—were stolen from Springhill Lake.

Pfc. Mark A. DiPietro reported two arrests for shoplifting at Marshall's.

Pfc. Fred E. Murray, upon making a traffic stop, arrested two suspects for being in possession of

REHAB NOTICE

Beginning in early January, GHIDC inspectors will be entering homes to conduct a Rehabilitation pre-inspection. Inspectors will be examining plumbing and hot water heater locations to determine the most feasible location for hot water heaters. Whenever possible, homeowners will be notified the evening before the pre-inspection.



SUBURBAN

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JAN. 9 - SATURDAY, 8:15 P.M.

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Directed by Leo Cotnoir

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3:50 Adults, 2:00 children, seniors

PHOTOGRAPHY WORKSHOP - Wednesday night in

January. Call 474-7763 (evenings) for information.

Bahá'í Faith

Greenbelt Community
 P.O. Box 245
 Greenbelt, Md. 20770
 474-4090/345-2918

Paint Branch Unitarian Church

3215 Powder Mill Rd.
 (near Cherry Hill Road)

Sunday, January 3
 11 a.m. Service - "Relaxation
 of Body and Mind" by Paul
 Werbos. Arranged by Lay
 Services Committee

Mowatt Memorial

United Methodist Church
 40 Ridge Rd. 474-9410

Church School 9:30 - 10:30 a.m.
 (Ages Nursery - Adult)

Morning Worship 11:00 A.M.
 Rev. Ira C. Keperling, Pastor
 474-1924

ST JOHN'S CHURCH Episcopal

Baltimore Blvd. at Powder Mill
 Rd., Beltsville

8:30 a.m. Holy Eucharist
 10:30 a.m. Holy Eucharist
 First and third Sundays
 10:30 a.m. Morning Prayer
 Second and fourth Sundays
 10:30 a.m. Sunday School

Rev. John G. Bals, Rector
 422-8057

Greenbelt Community Church



(United Church of Christ)
 Hillside and Crescent Roads
 Phone 474-6171 mornings

11 a.m. - Sunday Morning
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 2B Hillside
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 Rev. Harry Taylor cq-pastors

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474-4212 Crescent & Greenhill Rds.

Bible Study for all ages (Sun.) 9:45 a.m.

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Midweek Prayer Service (Wed.) 8:00 p.m.

For bus transportation, call church office 8:30 a.m. to 12:30 p.m.



Holy Cross Lutheran Church

6905 Greenbelt Road
 Worship Services: 8:30 and 11:15 a.m.

Sunday School: 9:50 a.m.
 Sunday morning nursery at both services

Edward H. Birner, Pastor Phone 345-5111

CLASSIFIED:

\$2.00 minimum for ten words, 10c each additional word. No charge for listing items that are found. Submit ad with payment to the News Review office between 8 and 10 p.m. of the Tuesday preceding publication, or to the News Review drop box in the Twin Pines Savings & Loan Association office before 4:30 p.m. Tuesday, or mail to P.O. Box 68, Greenbelt, Maryland 20770.

BOXED: \$3.75/column inch. Minimum 1 1/2 inches (\$5.63).

ACCOUNTING, BOOKKEEPING, TAX SERVICE - Reasonable rates, call James R. Cantwell, CPA 474-2784 or 783-6500.

ELLERS TYPEWRITER REPAIR - Electric, Standard and portable. Call 474-0594.

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A MARRIED COUPLE with 2 children would like to rent a 3 bedroom masonry or brick home in old Greenbelt for at least a year beginning around March 1. Local references available. Call collect after 6 p.m. 607-273-7609.

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- Resumes

highlighting your accomplishments and job experience

FOR INFORMATION CALL: 345-0324 or 474-4418 (after 6pm)
PUTENS ASSOCIATES, INC.

Tenor and Basses Needed

Tenor and bass singers are needed for the Greenbelt-Lanham Chorale's spring offering of Mendelssohn's "Elijah." Rehearsals will be held on Monday evenings starting January 4. Call 459-1336.

PAINTING - Interior, exterior, wallpapering, light carpentry, and ceramic tile. Good Greenbelt references, excellent workmanship. Frank Gomez. 474-3814.

GUITAR LESSONS - all styles, beginning to very advanced taught by top area guitarists. Studio in White Oak. 593-3822.

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Our Neighbors

Happy birthday to Matthew Webb, who will be 12 on January 5.

The University of Maryland University College awarded 756 baccalaureate degrees recently to area students in ceremonies at the Center of Adult Education in College Park. The students at University College, the adult continuing education campus of the University of Maryland, are unique in that most hold full-time jobs and have family responsibilities while attending college part-time. Michael J. McMahon of Greenbelt was one of the recipients of a baccalaureate degree. Michael first enrolled in University College in 1979 and was on the Dean's List the summer of '81. He attended the College Park Evening and Weekend Program with his primary area of concentration accounting.

Over 200 children and parents were on hand to talk with Santa at the Youth Center on Dec. 19. Excited eyes of anxious youngsters waiting for Old St. Nick grew larger as they watched the Greenbelt Volunteer Fire Department's big red fire truck arrive with Santa and his helpers. Mayor Richard Castaldi was on hand to assist in the program and even sat on Santa's lap to make a few Christmas wishes too.

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- 1981-1983 Bd. of Directors
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Thank you, Greenbelt!
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Paul Parsons

474-6830

474-5700



LOCATIONS FOR CHRISTMAS TREE DISPOSAL

Christmas trees may be dropped off at the following locations for pickup by the City beginning January 4, 1982.

- Playground opposite 73 Court Ridge Road
- Corner of Research and Hillside Roads
- Playground at Plateau Place and Ridge Road
- Corner of Eastway and Crescent Roads
- Entrance to 21 Court Ridge Road (Across from Green Ridge House)
- Area adjacent to Candy Cane City
- Playground at junction of Crescent and Ridge Roads
- Playground at Ivy Lane and Lastner Lane
- Charlestowne Village & Charlestowne North - Adjacent to Lake Park service road
- University Square - Front of Swimming Pool
- Lakeside North - Near Swimming Pool
- Springhill Lake Community Building
- Greenbriar

Between Buildings: 7708 and 7710; 7728 and 7730
7826 and 7828 Hanover Parkway

Between Buildings: 8003 and 8009 Mandan Road
Glen Oaks

Between Buildings: 7903 and 7905; 7509 and 7511
Mandan Road

Windsor Green
Adjacent to playground on Canning Terrace
Court Entrances: 7248 - 7294 Mandan Road
7200 - 7246 Mandan Road

Entrance to Burkart Court
Entrance to Bird Lane

ZONING con't from pg. 1
Also, the city acquired about 46 acres for parkland and for green space for Green Ridge House.)

Zoning History

When the Federal government withdrew from Greenbelt in 1952-1953, it sold 750 acres of undeveloped land, including parcels 1 and 2, to the Greenbelt Veterans Housing Corporation (GVHC), later Greenbelt Homes, Inc. These parcels were zoned Rural Planned Community (RPC). This zoning category permitted multiple uses, but required an overall plan for the tract to be approved by the county commissioners. (The city of Greenbelt does not have zoning authority.)

The vacant land purchased by GVHC was transferred to Greenbelt Land Improvement Corporation (GLIC), its wholly-owned subsidiary. After several unsuccessful attempts to develop the vacant property, GVHC sold GLIC to Warner-Kanter Construction Company, a private developer, in May 1955. Portions of the land were later sold to various developers.

In 1961, owners Garvin and Martin requested high-density zoning for parcels 1 and 2—(R-18 apartment zoning; 21 units an acre.) At a marathon zoning hearing at which Greenbelters protested rezoning for these and other tracts in the city, the county commissioners denied the petitions. On February 21, 1962, the commissioners rezoned parcels 1 and 2 to R-R (rural residential), which allowed for single family development, two units per acre. This zoning, in harmony with the city's wishes, exists today.

From 1963 to 1971, subsequent owners (Bresler, Lerner, Ammerman) hoped to gain approval for R-30 apartment zoning (14 units an acre). The R-30 zoning conformed with the 1965 draft of the College Park-Greenbelt Master Plan, which was vigorously and successfully fought by the city. Adoption of this plan would have required the widening of city streets to four lanes.

Master Plan

The county commissioners finally adopted a Master Plan for College Park-Greenbelt and Vicinity in 1970. This Plan had the general approval of the city council as meeting the goal of preserving the fundamental character of Greenbelt as a low-density, planned residential community with emphasis on ample parkland and spaciousness, adequate community facilities and minimum traffic congestion. The Master Plan's recommendation for parcels 1 and 2 was R-T townhouse zoning for the land west of a proposed perimeter road, and R-80 (single-family, three units an acre) east of the perimeter road. The proposed road would run from Springhill Lake property through parcels 1 and 2 and cross the Baltimore-Washington Parkway to Mandan Road.

At the time the MNCPPC noted: "In view of the existing single-family (row-house) character of adjacent development, the R-T and R-80 Zones proposed on the Plan would be a compatible and logical extension of the existing housing within Greenbelt without adversely increasing the residential density... The R-30 Zone for these properties would produce an imbalance of multi-family dwelling units, detrimental to the sur-

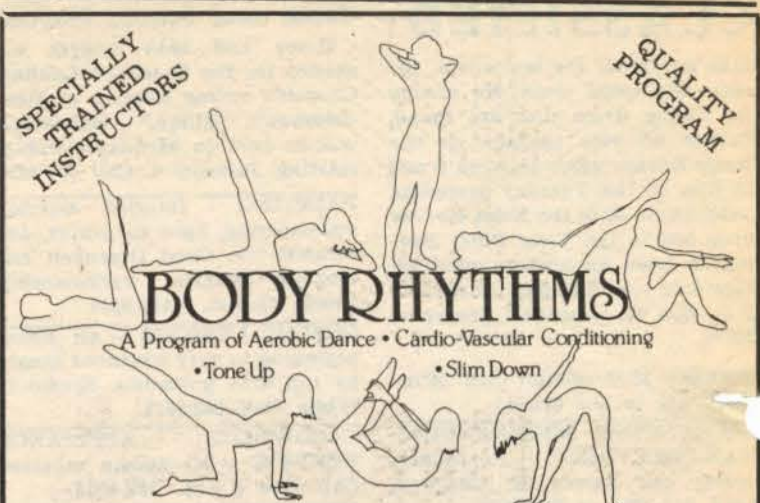
rounding development and the overall public facilities shown on the plan."

The Greenbelt city council preferred R-80 zoning for both parcels because of the need for additional single family homes in Greenbelt.

The last action taken by the Prince Georges County Council, sitting as the District Council, on parcels 1 and 2 was on June 2, 1971. The District Council sent the rezoning petitions for R-30 apartment zoning back to the MNCPPC to be updated, instructing the planners not to return the applications until the location and/or existence of a perimeter road was determined. The District Council also asked for more information on matters of traffic and water for the property.

Concert Benefits Blind Musicians

The University of Maryland Musical Sorority of Professional Singers and musicians will give a concert on Saturday, January 9 at 8:15 p.m. at Utopia Theatre. Proceeds from the performance will be used for scholarships and braille set music for blind music students. Tickets may be purchased at the door or in advance. For further information call 345-3916 or 345-4487.



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Starting Week of Jan. 11th

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Tu./Th.	9:30-10:30 A.M. (baby sitting)
CAPITAL PLAZA	
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Tu./Th.	7:00-8:00 P.M.

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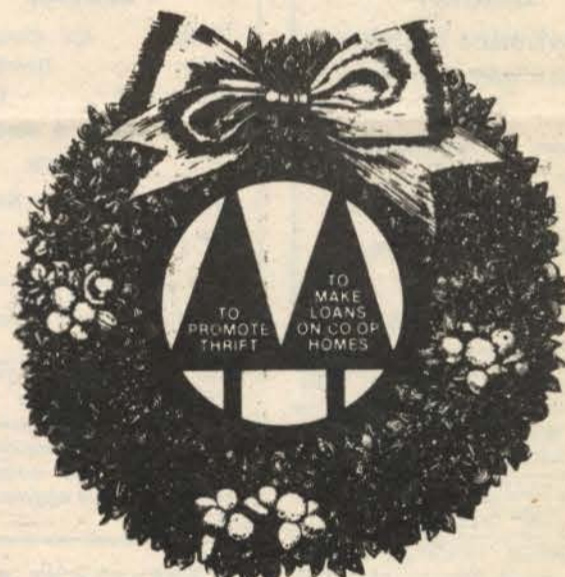
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