

BOARD OF ZONING APPEALS DIVISION III

September 16, 2025

Case Number: 2025-SE2-003

Property Address: 21 Virginia Avenue, 122 & 130 East Maryland Street (approximate addresses)

Location: Center Township, Council District #18

Petitioner: Virginia Street Capital LLC, by Brian Schubert

Current Zoning: CBD-1 (RC) (TOD)

Request: Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for 1). a parking garage within the CBD-1 District (special exception required), and 2). vehicular access for the parking garage from two streets within the CBD-1 District (special exception required).

Current Land Use: Office Building / Commercial Parking Lot

Staff Recommendations: N/A

Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

- This petition was continued and transferred from the September 9, 2025 BZA Division II hearing to the September 16, 2025 BZA Division III hearing.
- The petitioner and Staff have agreed to another continuance to the October 21, 2025 Division III hearing to allow for revisions to be made to the request.