



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

March 6, 2026

David Morrison & Claire Accardo  
101 North Arthur Ashe Blvd  
Richmond, VA 23220

Chris Humes  
1 Dover Place  
Henrico, VA 23238

To Whom It May Concern:

**RE: BZA 10-2026**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, April 1, 2026 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct an accessory structure (carport) to an existing two-family (detached) dwelling at 101 NORTH ARTHUR ASHE BOULEVARD (Tax Parcel Number W000-1203/019), located in an R-48 (Multifamily Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **213 764 182#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2026 drop-down, click meeting details for April 1, 2026 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 10-2026  
Page 2  
March 6, 2026

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Roy W. Benbow".

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto:Roy.Benbow@rva.gov)

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

2711 Floyd Avenue Llc  
Po Box 14651  
Richmond, VA 23221

Barranger Patrick K And Alexandra  
Fernandez  
8508 Academy Rd  
Henrico, VA 23229

Bennett James D And Lanouette Kathryn A  
104 N Mulberry St  
Richmond, VA 23220

Brady Laura P And Fabrie Thomas  
109 N Arthur Ashe Blvd  
Richmond, VA 23220

Campus-pierce Arrow Llc  
P.o. Box 530292  
Birmingham, AL 35253

Cole Matthew Bodine And Dupree  
Charles Thomas  
106 N Mulberry St  
Richmond, VA 23220

Cuff Alexandria  
2702 Floyd Ave  
Richmond, VA 23220

Elmore Ralph A Iii C/o Pollard And Bagby  
Inc  
P O Box 2488  
Richmond, VA 23218

Farmer Alison  
2700 Floyd Ave  
Richmond, VA 23220

Flynn Stephen Michael  
2708 Floyd Ave  
Richmond, VA 23220

Gibbs Zane P And Martello Michelle N  
106 N Arthur Ashe Blvd  
Richmond, VA 23220

Glick Saul G  
105 N Arthur Ashe Blvd  
Richmond, VA 23220

Haney Matt K  
1309 Powhatan St  
Fredericksburg, VA 22401

Hollister Lawrence P And Barbara D  
Trustees  
4800 Moseley Rd  
Moseley, VA 23120

Jackson Jenifer N  
2710 Floyd Ave  
Richmond, VA 23220

Kramer Stuart A  
102 N Mulberry St  
Richmond, VA 23220

Oconnell Tyler  
23 N Arthur Ashe Blvd  
Richmond, VA 23220

Phillips Keith L & Eleanor S  
304 Sleepy Hollow Rd  
Richmond, VA 23229

Prcp Va Richmond Ivy Llc Etals C/o  
Priderock Capital Mang Llc  
10455 Riverside Dr #200  
Palm Beach Gardens, FL 33410

Remarkable Apartments Llc  
Po Box 14611  
Richmond, VA 23221

Soma David Ryan And Paige Lawrence  
2704 Floyd Ave  
Richmond, VA 23220

Stone James W & Marie P Trs  
Po Box 336, Harveys Neck Road  
Wicomico Church, VA 22579

Throckmorton David L And Throckmorton  
Dennis Ray  
1209 Beverly Drive  
Henrico, VA 23229

Urgo Clara V, Linda A & Snee Donna M  
Po Box 7896  
Henrico, VA 23231

Van Marcke De Lummen Quentin P And  
Tracey A  
107 N Arthur Ashe Blvd  
Richmond, VA 23220

Weisbrod Elizabeth A And Mark  
2706 Floyd Ave  
Richmond, VA 23220

### City of Richmond, VA Report

Property Owner	
<b>Name:</b>	MORRISON DAVID & ACCARDO CLAIRE
<b>Mailing Address:</b>	101 N Arthur Ashe Blvd Richmond, VA 23220
<b>Parcel Use:</b>	R Two Family Blt-As
<b>Neighborhood:</b>	214

Property Information	
<b>Property Address:</b>	101 N Arthur Ashe Blvd
<b>PIN</b>	W0001203019
<b>Size:</b>	0.084 Acres, 3668.490 Square Feet
<b>Property Description:</b>	0027.00X0135.87 0000.000

Current Assessment			
Year	Land	Improvements	Total
2026	\$220,000	\$468,000	\$688,000

Deed Transfers					
Recordation Date	Book	Page	Deed Type	Consideration	Grantee
1/8/2026	ID2026	402	DG	N/A	MORRISON DAVID & ACCARDO CLAIRE
1/7/2026	ID2026	362	DD	N/A	MORRISON DAVID
10/9/2025	IW2025	568	WI	N/A	MORRISON DAVID
1/8/1993	00331	0533	N/A	\$138,000	PHELPS JOHN A AND
8/30/1989	000212	00760	N/A	\$120,000	Not Available
11/7/1988	000184	00858	N/A	\$35,500	Not Available
3/31/1987	000118	01073	N/A	\$106,000	Not Available
1/1/1900	000118	01073	N/A	\$106,000	Not Available

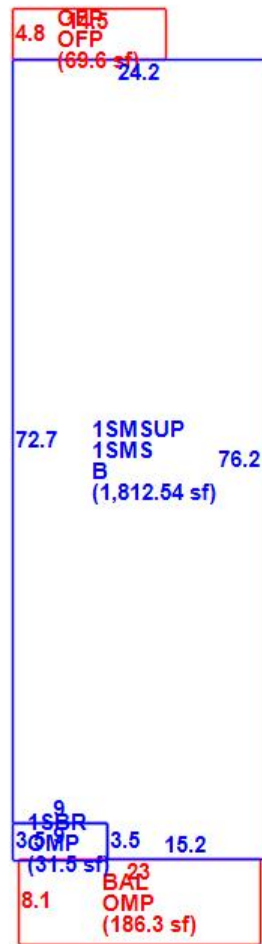
Residential Card 1 Details			
Story	Style	Total Liv	Year Built
2.0	DuplexTriplexQuad	3,658	1910

<b>Model:</b> RESIDENTIAL	<b>Rooms:</b> <b>Beds:</b> 4
<b>Interior Wall:</b> Plaster	<b>Bathrooms:</b> <b>Full:</b> 3 <b>Half:</b> 0
<b>Interior Wall 2:</b> Drywall	<b>Central AC:</b> Central air
<b>Exterior Wall:</b> Common Brick	<b>Heat/Cool:</b> Hot Water Or Steam
<b>Exterior Wall 2:</b> Masonry	<b>Floor Cover:</b> Hardwood
<b>Roof Type:</b> Flat or Shed	<b>Floor Cover 2:</b> Hardener and sealer, concrete
<b>Roof Cover:</b> Metal, preformed corrugate	<b>Floor Cover 3:</b> N/A

### Residential Card 1 Photo



### Residential Card 1 Sketch



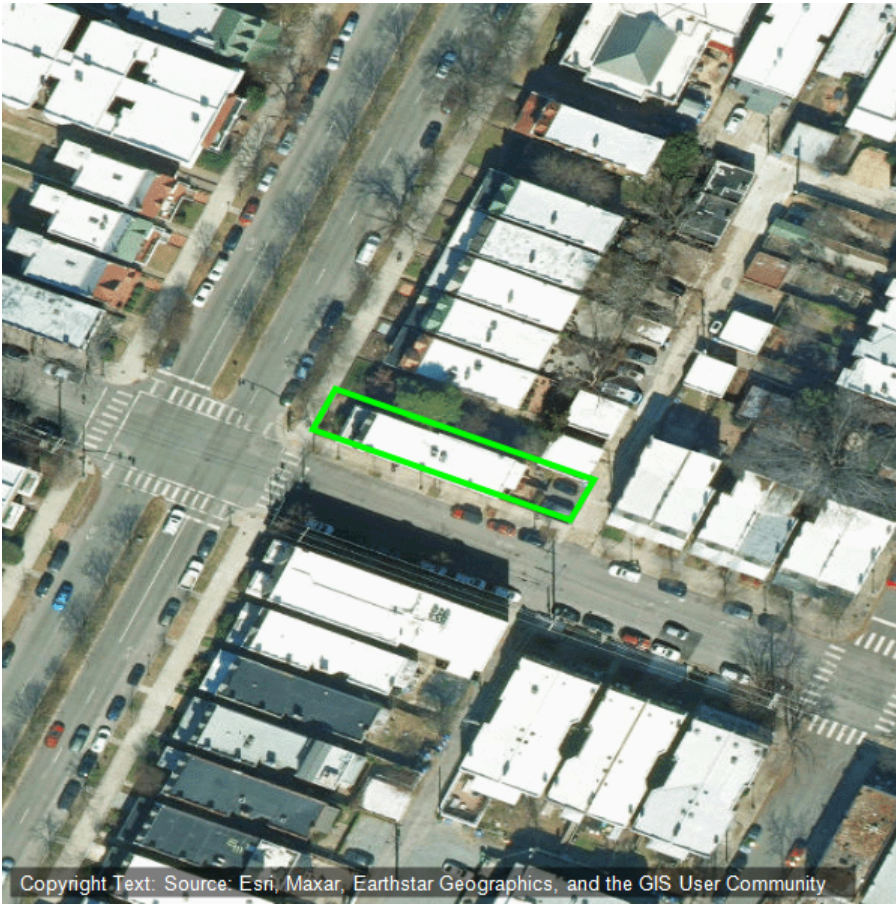
## Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
1SBR	1 Story Brick - Fin	32	32
1SMS	1 Story Masonry - Fin	1,813	1,813
1SMSUP	1 Story Masonry - Upper - Fin	1,813	1,813
B	Bsmt	1,813	0
BAL	Balcony	186	0
OFFP	Porch - Open - Frame	70	0
OFFP	Porch - Open - Frame	70	0
OMP	Porch - Open - Masonry	218	0
<b>Totals</b>		<b>6,015</b>	<b>3,658</b>

## Assessment History

Year	Land	Improvements	Total
2025	\$220,000	\$451,000	\$671,000
2024	\$215,000	\$427,000	\$642,000
2023	\$190,000	\$423,000	\$613,000
2022	\$145,000	\$412,000	\$557,000
2021	\$115,000	\$417,000	\$532,000
2020	\$100,000	\$422,000	\$522,000
2019	\$100,000	\$401,000	\$501,000
2018	\$100,000	\$357,000	\$457,000
2017	\$90,000	\$357,000	\$447,000
2016	\$85,000	\$357,000	\$442,000
2015	\$85,000	\$339,000	\$424,000
2014	\$121,000	\$290,000	\$411,000
2013	\$121,000	\$290,000	\$411,000
2012	\$121,000	\$290,000	\$411,000
2011	\$121,000	\$312,000	\$433,000
2010	\$121,000	\$312,000	\$433,000
2009	\$121,100	\$325,200	\$446,300
2008	\$85,000	\$361,300	\$446,300
2007	\$47,200	\$446,600	\$493,800
2006	\$47,200	\$446,600	\$493,800
2005	\$47,200	\$225,400	\$272,600

## Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Not a Legal Document**

Subject to terms and conditions  
[www.actDataScout.com](http://www.actDataScout.com)

**RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM**



**THE RICHMOND ZONING ADMINISTRATION OFFICE  
ROOM 110, CITY HALL, 900 EAST BROAD STREET  
RICHMOND, VIRGINIA 23219  
(804) 646-6340**

**TO BE COMPLETED BY THE APPLICANT**

**PROPERTY**

**OWNER:** David Morrison & Claire Accardo **PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) (804) 864-0661

**ADDRESS** 101 N Arthur Ashe Blvd **FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_

Richmond, VA 23220 **E-mail Address:** \_\_\_\_\_

**PROPERTY OWNER'S**

**REPRESENTATIVE:** Chris Humes **PHONE:** (Home) ( ) \_\_\_\_\_ (Mobile) (804) 677-1151

**(Name/Address)** 1 Dover Place **FAX:** ( ) \_\_\_\_\_ (Work) ( ) \_\_\_\_\_

Richmond, VA 23238 **E-mail Address:** \_\_\_\_\_

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

**PROPERTY ADDRESS (ES)** 101 N Arthur Ashe Blvd

**TYPE OF APPLICATION:**  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

**ZONING ORDINANCE SECTION NUMBERS(S):** 30-300, 30-416.5(1) & 30-416.5(2)(a)

**APPLICATION REQUIRED FOR:** A building permit to construct an accessory structure to a two-family dwelling.

**TAX PARCEL NUMBER(S):** W000-1203/019 **ZONING DISTRICT:** R-48(Multifamily residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The front and side yard(setback) requirements are not met. A front yard of fifteen feet (15') is required; none is proposed along Floyd Avenue. Side yards of three feet(3') are required; none are proposed along the alley and the northern property line .

**DATE REQUEST DISAPPROVED:** 02/11/2026 **FEE WAIVER:** YES  NO:

**DATE FILED:** 02/11/2026 **TIME FILED:** 2:33 p.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-181067-2026

**AS CERTIFIED BY:** [Signature] (ZONING ADMINSTRATOR)

**I BASE MY APPLICATION ON:**

SECTION 17.20 PARAGRAPH(S) \_\_\_\_\_ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2  OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

**TO BE COMPLETED BY APPLICANT**

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

**SIGNATURE OF OWNER OR AUTHORIZED AGENT:** [Signature] **DATE:** 3/4/2026

**\*\*\* TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS \*\*\***

**CASE NUMBER:** BZA 10-2026 **HEARING DATE:** April 1, 2026 **AT** 1:00 **P.M.**

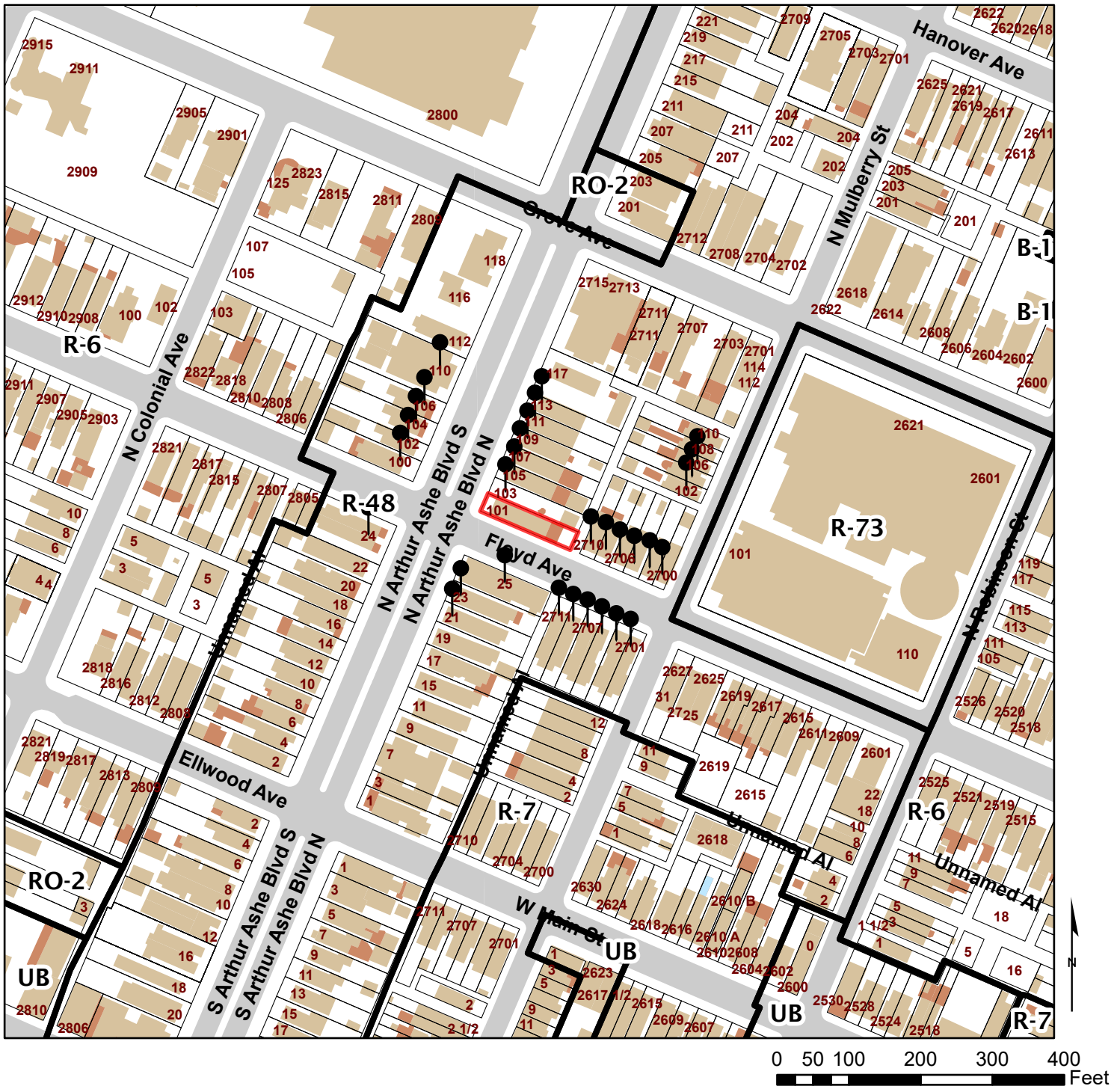
BOARD OF ZONING APPEALS CASE BZA 10-2026  
150' Buffer

APPLICANT(S): David Morrison & Claire Accardo

PREMISES: 101 North Arthur Ashe Boulevard  
(Tax Parcel Number W000-1203/019)

SUBJECT: A building permit to construct an accessory structure (carport)  
to an existing two-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-416.5(1), 30-416.5(2)(a) & 30-630.1(a)  
of the Zoning Ordinance for the reason that:  
The front yard and side yard (setback) requirements are not met.





# BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS


CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

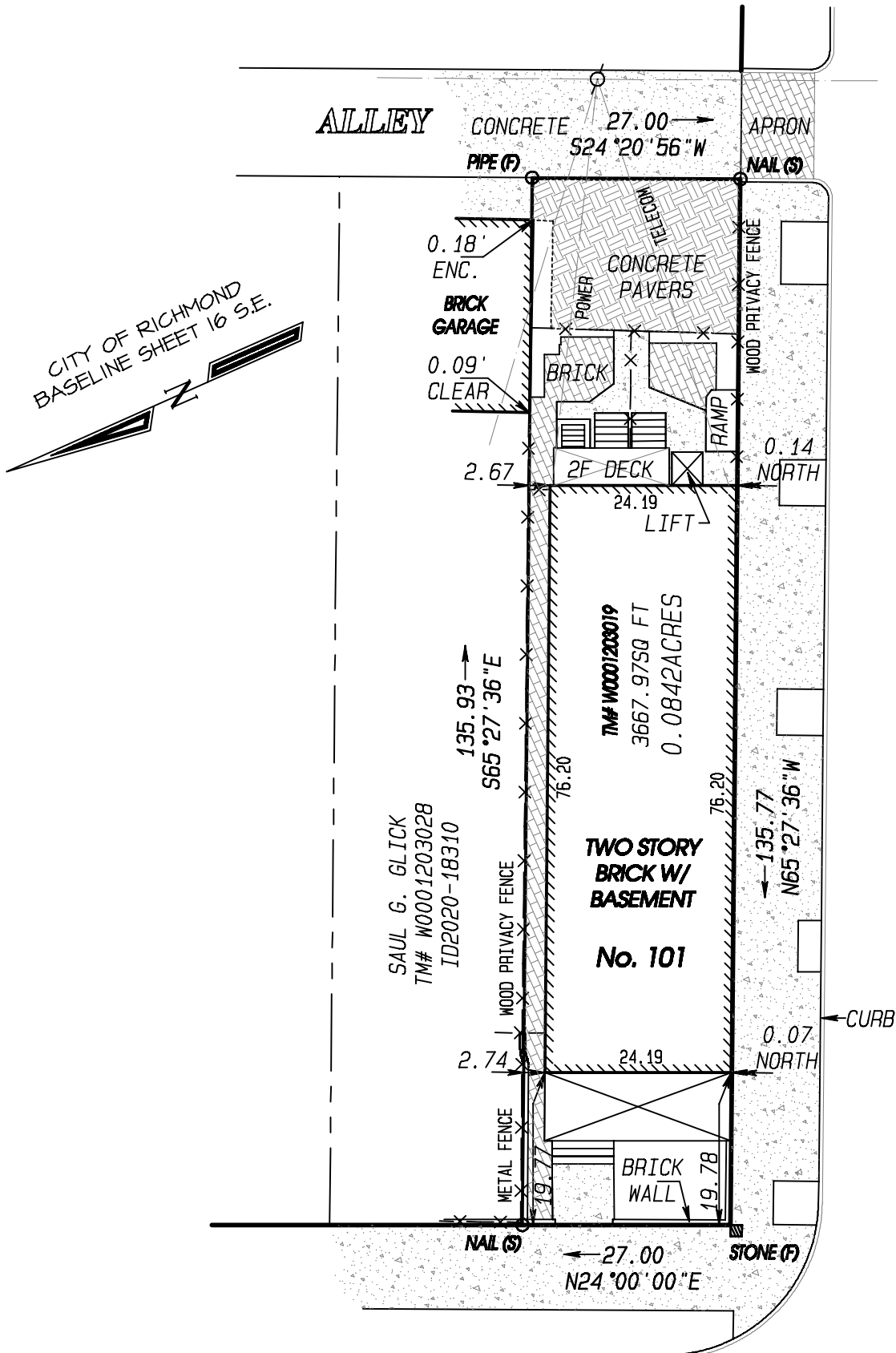
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at [PDRZoningAdministration@Richmondgov.com](mailto:PDRZoningAdministration@Richmondgov.com). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. [The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.](#)
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent:  \_\_\_\_\_

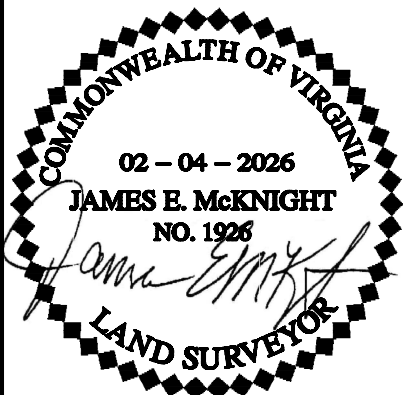
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
 CURRENT OWNER: DAVID MORRISON & CLAIRE ACCARDO ID #260000402



# N. ARTHUR ASHE BOULEVARD

PLAT SHOWING IMPROVEMENTS ON No. 101  
 N. ARTHUR ASHE BOULEVARD,  
 IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON FEBRUARY 04, 2026, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 20'

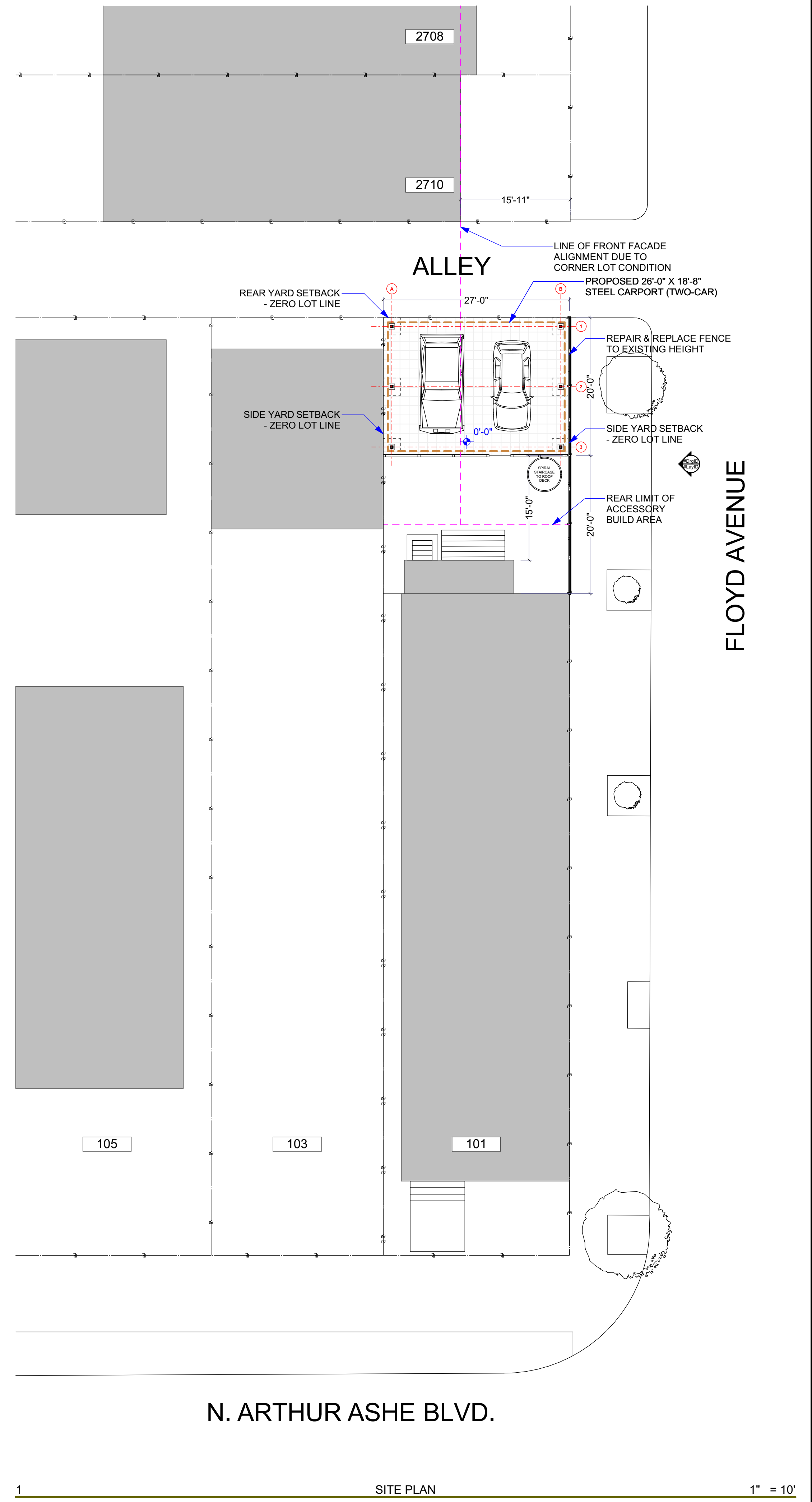


**McKNIGHT & ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
 RICHMOND, VIRGINIA 23235  
 TELEPHONE (804) 320-2646

JOB NUMBER: 89093101



CHRISTOPHER M. HUMES, AIA, NCARB  
ART | DESIGN | ARCHITECTURE

**101 N. ARTHUR ASHE BLVD.  
CARPORT**

101 N. ARTHUR ASHE BLVD. | RICHMOND, VIRGINIA | 23220

PROJECT NO: 2506  
MODEL FILE:  
NB.pln  
DRAWN BY: CMH  
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SHEET TITLE  
**SITE PLAN**

**A1.0**  
SHEET 1 OF 3

N. ARTHUR ASHE BLVD.

FLOYD AVENUE

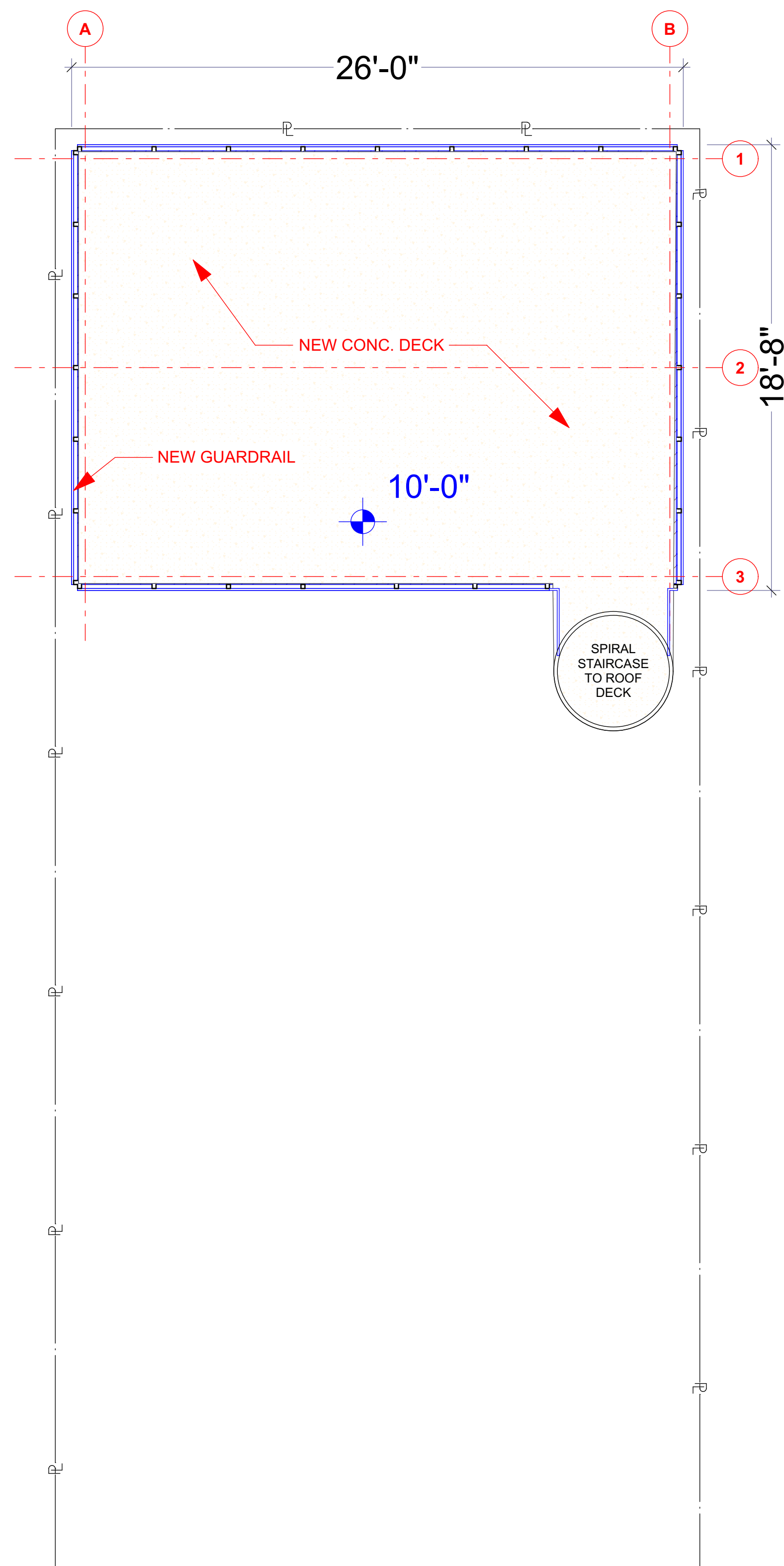
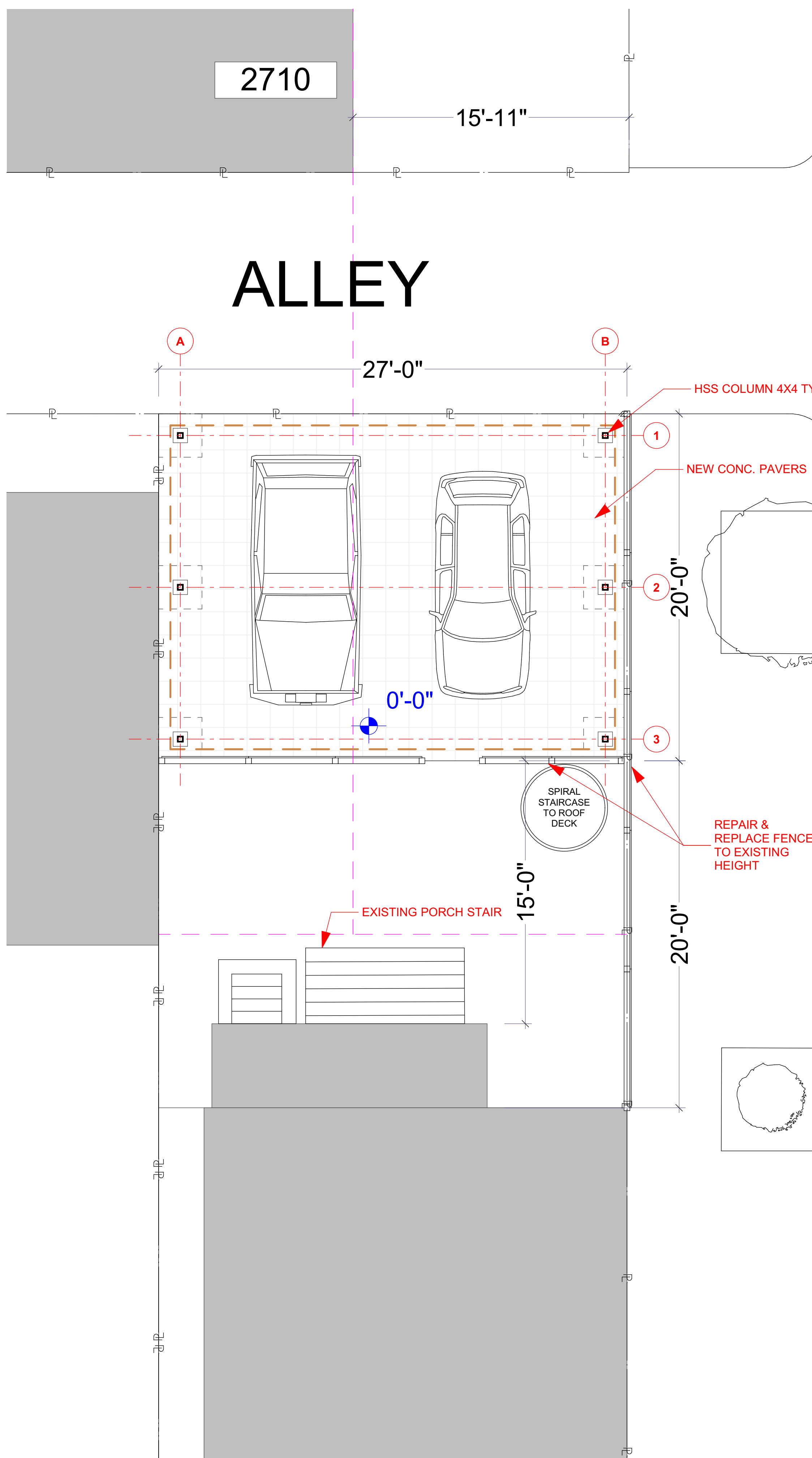
101 N. ARTHUR ASHE BLVD.  
CARPORT

101 N. ARTHUR ASHE BLVD. | RICHMOND, VIRGINIA | 23220

PROJECT NO: 2506  
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SHEET TITLE  
GROUND + UPPER  
LEVEL

A1.2



ALLEY

FLOYD AVENUE

101 N. ARTHUR ASHE BLVD.  
CARPORT

101 N. ARTHUR ASHE BLVD. | RICHMOND, VIRGINIA | 23220

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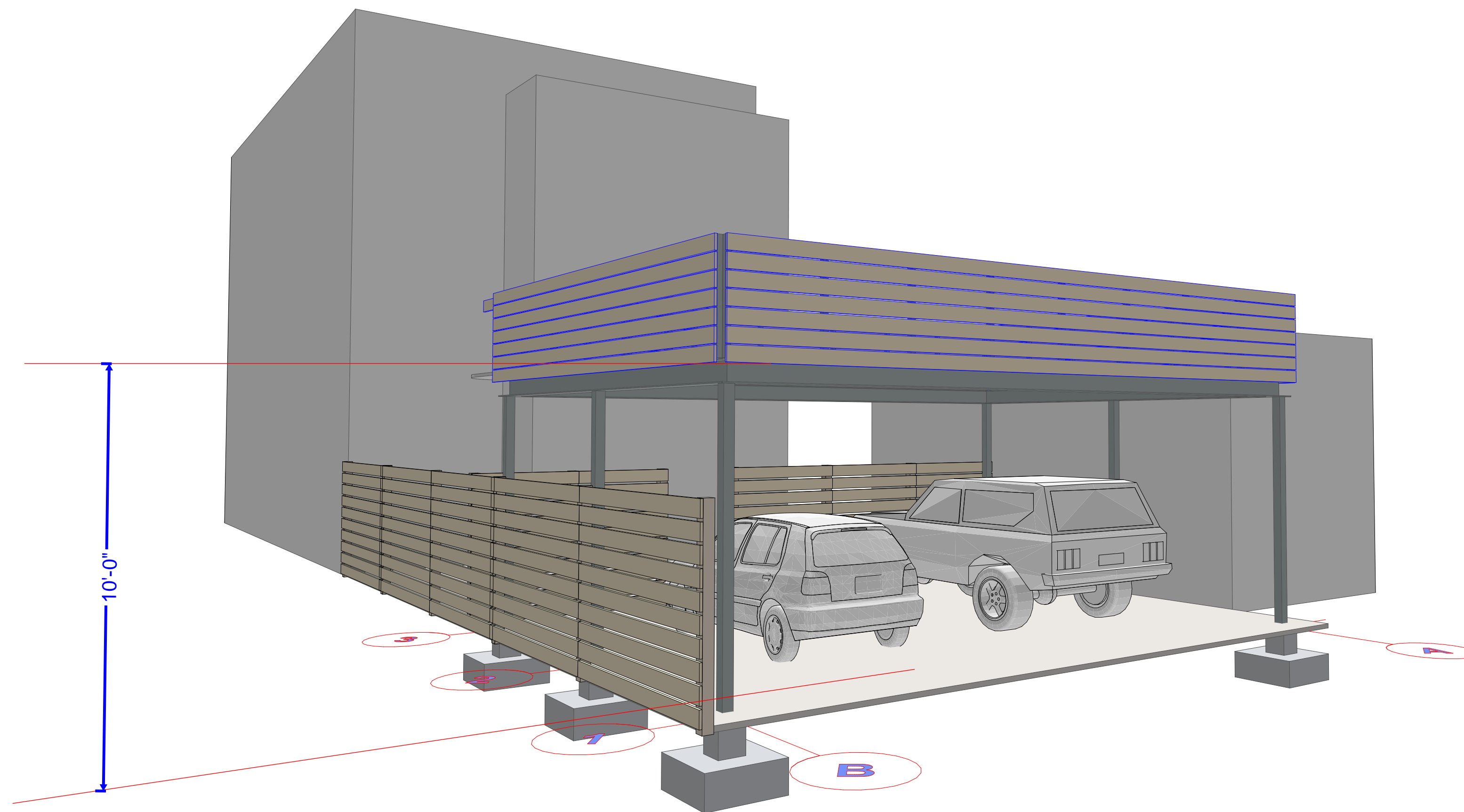
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3D IMAGES

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SHEET 3

OF 3



2

MODEL PERSPECTIVE

1:90.51



1

CONCEPT RENDERING

1:1.13