

**Singleton Studios**  
135 Quandary Farm  
Charlottesville, VA 22902  
[www.singletonstudios.com](http://www.singletonstudios.com)



5/13/05

John Shepherd  
Manager of Zoning Administration  
County Of Albemarle  
401 McIntire Road  
Charlottesville, VA 22902-4596

Re: SP-2005-012 Singleton Studios, Request for modification of provision 5.2.2.1a

As detailed in the provided concept plan, the square footage of the barn to be used for the recording studio is 960 sf. The square footage of the dwelling is 2250 sf. Therefore, the square footage to be used for the home occupation exceeds the 25% limit set forth in provision 5.2.2.1a.

Although the percentage is exceeded, the total square footage is well under the 1500 sf limitation that is also set forth in the provision. Also, as noted on the concept, the home occupation shall be solely restricted to the barn itself, and no square footage in the dwelling itself will be devoted to the home occupation.

In a studio such as this, a large room is required in order to obtain a certain amount of natural room ambience when recording. The bulk of the square footage (600 sf) is devoted to the main recording room, with the rest of the rooms making up the other 360 sf. If there was any less square footage involved, the studio in fact would not be a viable business. As it is, it already borders on the small side compared to other studios of similar quality.

I would like to request a modification of provision 5.2.2.1a, as I feel that the concept plan complies with the intent of the provision, and is indeed well under one of the two requirements set forth in the provision. The building is not out of place or scale on the property, and was in fact an original part of the property.

Best,

Matt Singleton