



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Rebecca Ragsdale, Principal Planner  
**Date:** March 17, 2021  
**Re:** SE202000025 (Break Heart Studio)  
Special exception request for a Homestay  
**TMP:** 02600-00-00-020B0  
**Magisterial District:** White Hall  
**School Districts:** Crozet E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicant is requesting a special exception to reduce the 125' setback from the southern rear and eastern side property lines required by County Code § 18-5.1.48(j)(1)(v) for a proposed homestay at 5525 Break Heart Road.

Please see Attachment A for full details of staff's analysis and recommendations.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment G) to approve the special exception with the conditions contained therein.

**Attachments:**

- A. Staff Analysis
- B. Applicant's Request
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Email of Support
- F. Parking and House Location Exhibit
- G. Resolution