



Town of Vienna

127 Center Street South
Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Meeting Agenda Board of Zoning Appeals

Wednesday, September 17, 2025

7:30 PM

Charles Robinson Jr. Town Hall, 127 Center St.
South

Public Hearings:

[BZA-25144](#)

Request for approval of a conditional use permit for massage as an accessory use for Heart Tree Yoga & Myofascial Release LLC, in accordance with Section 18-305 of the Town of Vienna Zoning and Subdivision Ordinance, at a residential property located at 605 Upham Place NW, in the RS-10, Residential – Single-Unit, 10,000 sq. ft. zone.

Attachments:

- [01 - Staff Report - 605 Upham Pl NW - CUP - Massage](#)
- [02 - 605 Upham Pl NW- CUP - Application & Authorization](#)
- [03 - 605 Upham Pl NW- CUP - Applicant Narrative](#)
- [04 - 605 Upham Pl NW - CUP - Record Plat](#)
- [05 - 605 Upham Pl NW- CUP - Photos Exterior](#)
- [06 - 605 Upham Pl NW- CUP - Photos Interior](#)
- [07 - 605 Upham Pl NW- CUP - VA License & Town Massage Permit](#)
- [08 - 605 Upham Pl NW - Home Certificate of Occupancy 7-25-13](#)
- [09 - Relevant Regulations.pdf](#)
- [10 - PC Chair Recommendation Memo](#)
- [11 - 605 Upham Pl NW - Public Comment](#)
- [12 - BZA notification](#)

[BZA-25145](#)

POSTPONED Request for approval of a variance from Section 18-219.2. RS-10 Dimensional Standards., Rear Yard, of the Town of Vienna Zoning Code, to construct a covered deck, attached to an existing dwelling located at 644 Tazewell Rd NW, in the RS-10, Single-Unit Detached Residential zone.

[BZA-25143](#)

WITHDRAWN Request for approval of a variance from Section 18-238.4.C.i.b. of the Chesapeake Bay Preservation Areas Overlay (CB-O), Performance Criteria, of the Town of Vienna Zoning Code, to construct a deck, attached to an existing dwelling located at 404 Welles Street SE, in the RS-16, Single-Unit Detached Residential zone.

Regular Business:

Approval of the Minutes

Meeting Adjournment

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6341, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.

About the Board of Zoning Appeals

About the Board of Zoning Appeals:

The Board of Zoning Appeals is a quasi-judicial board comprised of seven members – all of whom are residents of the Town of Vienna, VA. The Board serves as an arm of the Fairfax County Circuit Court, as all members are appointed to the Board by the Court after receipt of recommendation from the Vienna Mayor and Town Council.

The Board is empowered by the Code of Virginia to:

- Hear and decide appeals from any order, requirement, decision or determination of the Zoning Administrator.
- Grant variances from the Zoning Ordinance – as defined in Section 15.2201 of the Code of Virginia – as will not be contrary to the public interest, when, owing to special conditions, a literal enforcement of the provisions will unreasonably restrict the utilization of the property to a degree that is not shared generally by other properties within the same zone or district, and its authorization will not be of substantial detriment to adjacent properties or change the character of the neighborhood
- Hear and decide applications for interpretation of the Zoning District Map when there is any uncertainty as to the location of the boundary line.
- Grant Conditional Use Permits in accordance with the provisions of Section 18-209 – 216 of the Vienna Town Code.

The Board of Zoning Appeals does not have the power to change the Zoning Ordinance or the rezone property. Those powers rest with the Mayor and Town Council. Please be advised, the Board decides each application on its own merit – there are no precedents.

The Board will first consider each application during the Public Hearing portion of the meeting. As part of the Virginia Court System, the Board of Zoning Appeals takes sworn testimony and each participant will be sworn in prior to offering comments. During the public hearing each agenda shall be closed a decision will be rendered.

The grant of a Conditional Use Permit, Variance, or appeal from a decision by the Town's Zoning Administrator requires an affirmative vote of no less than a majority of membership, of the Board. The Board consists of 7 members and a majority consists 4 members. If the applicant is unable to stay for the Board's decision portion, the applicant may learn the Board's decision by contacting staff.

The second portion of the meeting – the Regular Meeting – is for approval of meeting minutes and new business and will convene after the Public Hearing has been closed.

If any party is not satisfied with the decision of the Board, an appeal may be filed with the Circuit Court of Fairfax County within 30 days after the issuance of the Board's decision on the matter.