



TOWN OF
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Memorandum

To: Vienna Town Council

From: Matthew Glassman, Chair of the Planning Commission *mg*

Meeting Date: September 10, 2025

Re: Recommendation for Approval – Conditional Use Permit for Massage
for Heart Tree Yoga & Myofascial Release LLC, 605 Upham Pl NW

Summary

At its regular meeting on September 10, 2025, the Planning Commission reviewed a request for a recommendation to the Board of Zoning Appeals in support of a Conditional Use Permit (CUP) for massage at 605 Upham Place NW (Tax Map Parcel 0381 06 0095) for an existing home business, Heart Tree Yoga & Myofascial Release LLC.

Key Discussion Points

- **Hours of operation:**
The Planning Commissioners asked about the hours of operation, which the applicant answered are 8:30 am to 5:30 pm.
- **Lighting:**
Commissioner Kenney raised a concern about the lighting of the path leading to the door to the basement studio. The applicant responded it was a motion sensor light and would check to ensure proper visibility for patrons.

One neighbor, Anne Driscoll, provided comments and sent an email in support of the application.

Planning Commission Recommendation for Approval – Conditional Use Permit for Massage
Heart Tree Yoga & Myofascial Release LLC, 605 Upham Pl NW

Planning Commission Recommendation

Following discussion, the Planning Commission voted unanimously to recommend approval of the Conditional Use Permit, with no additional conditions.

Motion: Commissioner Noble

2nd: Commissioner Chakrapani

Roll Call Vote: 6-0

(Commissioner Miller was absent.)

Matthew Glassman, Chair	Aye
Douglas Noble, Vice Chair	Aye
Keith Aimone	Aye
Deepa Chakrapani	Aye
Stephen Kenney	Aye
David Miller	absent
Jessica Plowgian	Aye

We respectfully forward this recommendation to the Board of Zoning Appeals for its consideration at the September 17, 2025, meeting.