

Town of Vienna Planning Commission

**605 Upham Place NW - Heart Tree Yoga &
Myofascial Release LLC - CUP**

Kelly O'Brien, AICP, CZA, Deputy Director

September 10, 2025

605 Upham Pl NW – Heart Tree Yoga & Myofascial Release LLC – CUP

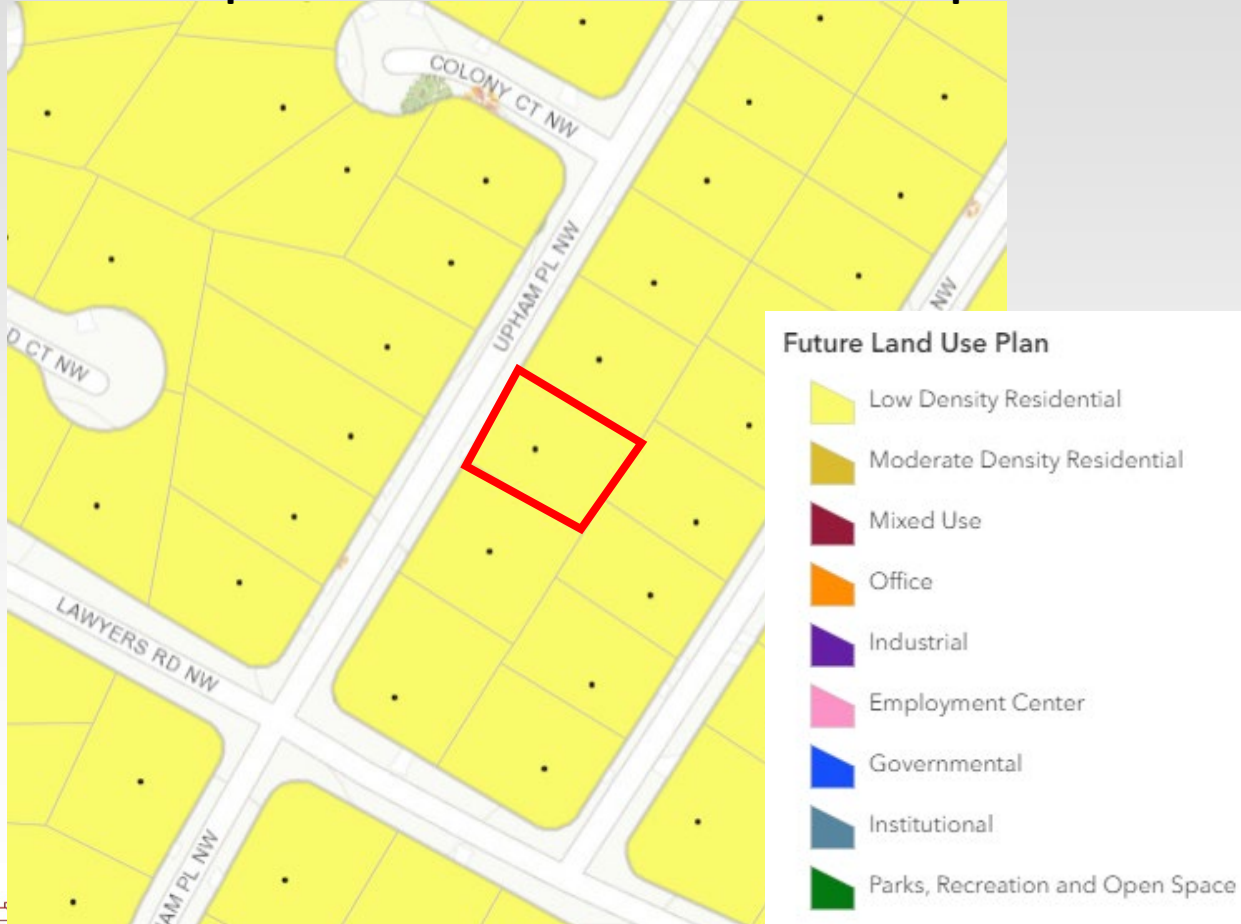
Site Location



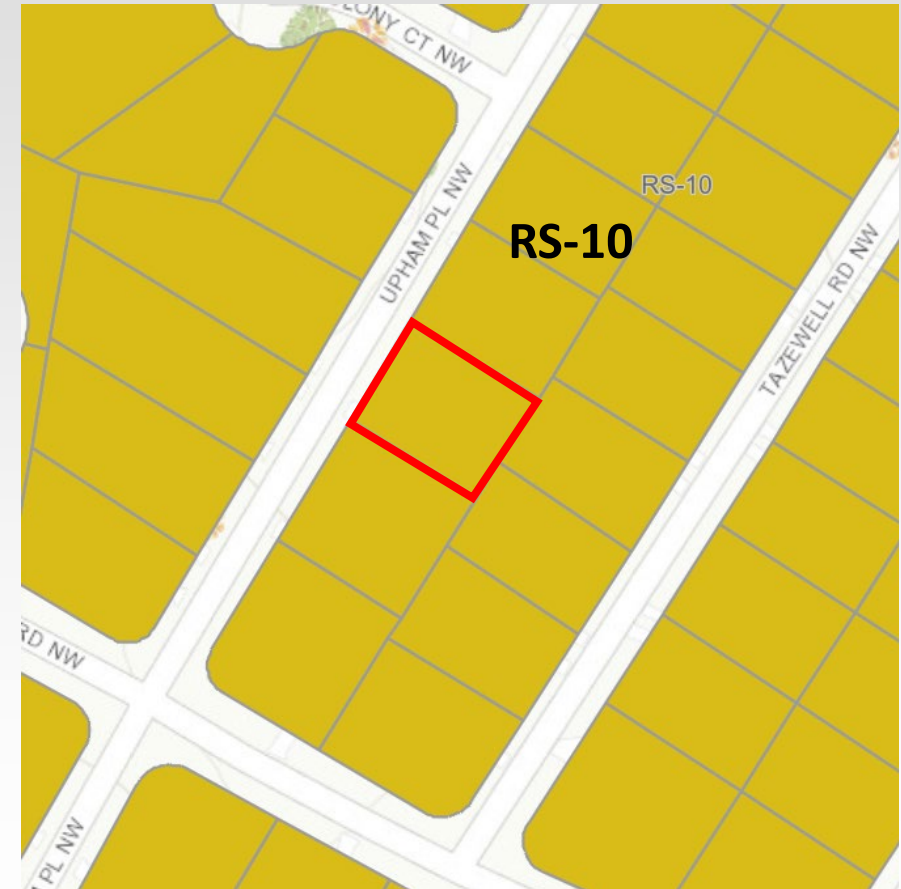
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Future Land Use & Zoning

2015 Comprehensive Plan Future Land Use Map



2024 Zoning Map

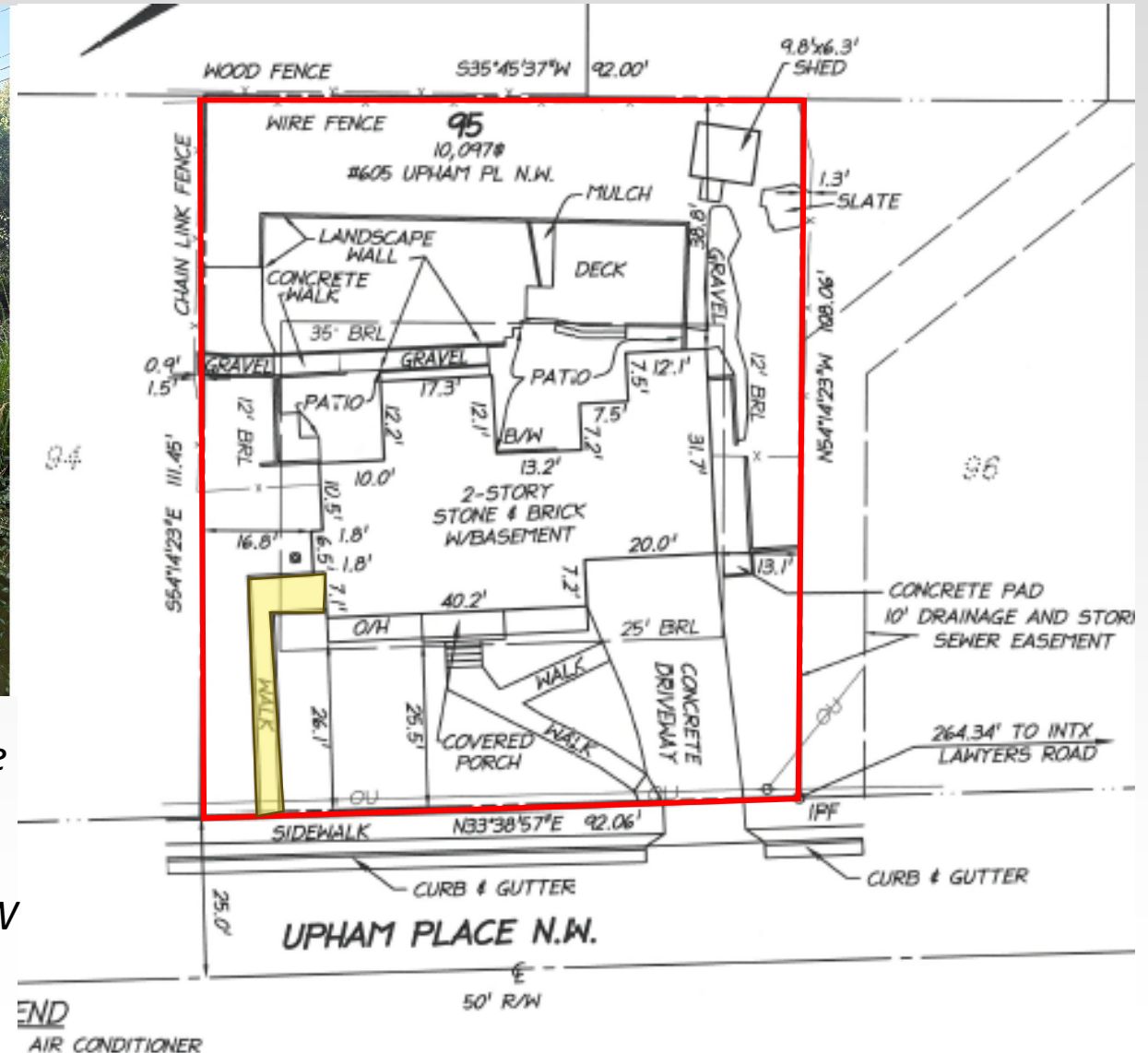


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Site Location



Photo of basement entrance to business space and walkway leading to entrance from Upham Pl NW



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Interior Space Photos



View of exterior entrance door from inside the house



View of interior door to business space inside the house



View of business space inside the house



View of business space inside the house with table

Conditions for Approval

Conditions for Approval:

- A. Will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;
- B. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;
- C. Will be in accordance with the purposes of the Town's comprehensive plan; and
- D. Meets use-specific standards outlined in Article 3 of this chapter.

Next Steps

☐ Board of Zoning Appeals – September 17, 2025

Suggested Motions

- ☐ I move to recommend approval to the Board of Zoning Appeals for a conditional use permit for massage as an accessory use at 605 Upham Place NW, in the RS-10 zoning district, described as tax map parcel 0381 06 0095.
- ☐ I move to recommend approval to the Board of Zoning Appeals for a conditional use permit for massage as an accessory use at 605 Upham Place NW, in the RS-10 zoning district, described as tax map parcel 0381 06 0095, with the following conditions:

(Planning Commissioners state conditions of approval individually).

- ☐ I move to recommend denial to the Board of Zoning Appeals for a conditional use permit for massage as an accessory use at 605 Upham Place NW, in the RS-10 zoning district, described as tax map parcel 0381 06 0095.