



PUBLIC NOTIFICATION AFFIDAVIT

I hereby affirm that the Town of Vienna has adequately complied with the written notification procedures defined in § 15.2-2204 (amended) of the Code of Virginia and §18-214 of the Code of the Town of Vienna.

Written notices were sent by registered mail on September 5, 2025, to the last known address of each abutting property owner (including those located across right-of-way) shown in the current real estate tax assessment records. A list of these addresses is attached and is based on records provided by Fairfax County's Department of Tax Administration.

One sign was posted in front of the subject location, 605 Upham Pl NW, on September 5th, 2025, with the date of the Board of Zoning Appeals hearing. A photo of the posted sign is attached.

A certified letter was sent on September 5th, 2025, to the Fairfax County Department of Planning & Development Planning Division.

A certified letter was sent on September 5th, 2025, to the property owner and the applicant.

A legal notice was posted in the Washington Times newspaper on September 3rd, 2025, and September 10th, 2025 (two consecutive weeks), prior to the meeting.

Copies of the notices pertaining to the date, time, and location of the Board of Zoning Appeals meeting for a variance for the property located at 605 Upham Pl NW, and more particularly described as tax map parcels 0381 06 0095, are attached.

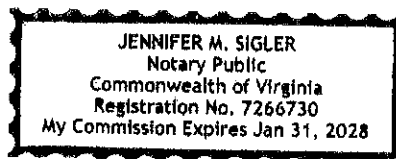
Yaska Camacho Castillo
Yaska Camacho Castillo
Board of Zoning Appeals Clerk

Commonwealth of Virginia
Town of Vienna

Subscribed and sworn before me this 12 day of September, 2025.

Jennifer M. Sigler
Notary Public

My commission expires: 1-31-28



Brian & Jennifer Condon
607 Upham Place NW
Vienna, VA 22180

Stephanie E. & Kelly M. Stratman
608 Upham Place NW
Vienna, VA 22180

Nada R. Nassar & Toufic J. Baaklini
606 Upham Place NW
Vienna, VA 22180

Mikaela Joelle Panagoulas
604 Upham Plance NW
Vienna, VA 22180

John R. & Sarah E. Bowers
603 Upham Place NW
Vienna, VA 22180

Edna Mae Trimm
608 Tazewell Rd NW
Vienna, VA 22180

Jack W. & Beverly G. Osburn III
612 Tazewell Rd NW
Vienna, VA 22180

NOTICE OF PUBLIC MEETING

RE: 605 Upham Place NW
HEART TREE YOGA & MYOFASCIAL RELEASE LLC



APPLICATION REQUEST

Conditional Use Permit for massage as an accessory use in accordance with Section 18-305 of the Town's Zoning & Subdivision Ordinance. Application filed by Carolyn Black-Bagdoyan, owner.

SITE LOCATION



This is to inform you that the **Planning Commission** will hold a public meeting at:

7:30 pm • Wednesday, September 10, 2025

and the **Board of Zoning Appeals** will hold a public hearing at:

7:30 pm • Wednesday, September 17, 2025

All meetings are open to the public and held at **Town Hall, 127 Center Street, South, 2nd floor, Council Chambers.**

You are receiving this notification as a neighbor to the subject property shown above. You do not have to respond to this card. If you would like more information, please email

DPZ@viennava.gov or call 703.255.6341. Meeting materials can also be viewed online at:

<https://vienna-va.legistar.com/Calendar.aspx>

NOTICE OF PUBLIC MEETING

RE: 605 Upham Place NW
HEART TREE YOGA & MYOFASCIAL RELEASE LLC



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September 5, 2025

Carolyn Black-Bagdoyan
605 Upham PL NW
Vienna, VA 22180

Re: 605 Upham PL NW – Conditional Use Permit

This letter serves to notify you that the Board of Zoning Appeals will hold a hearing to review your 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.

The meeting will be held at **7:30 p.m. on Wednesday, September 17, 2025**, at the Vienna Town Hall (Council Chambers), 127 Center St, South Vienna, VA 22180. The agenda and supporting materials will be posted online on Friday, September 12th, and can be viewed at: <https://vienna-va.legistar.com/Calendar.aspx>. Please note that someone **must** be present at the meeting to represent this application.

Best Regards,

A handwritten signature in black ink that reads "Yaska Camacho C.".

Yaska Camacho Castillo
Planning Specialist I
Clerk to the Board of Zoning Appeals
Yaska.Camacho@viennava.gov
(703) 255-6348



September 5, 2025

Attn: Tracy Strunck
Fairfax County Department of Planning & Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035-5507

Re: Notice of Hearing

As part of the legal notice requirements contained in Section 15.2-2204 (Amended) of the Code of Virginia, the following regulations must be addressed relating to notification of adjacent counties and municipalities:

"When a proposed comprehensive plan or amendment thereto, a proposed change in zoning map classification or an application for special exception or variance involves any parcel of land located within one-half mile of a boundary of an adjoining county or municipality of the Commonwealth, then, in addition to the advertising and written notification as above required, written notice shall also be given by the local commission, or its representative, at least ten days before the hearing to the chief administrative officer, or his designee, of such adjoining county or municipality."

Therefore, by the above regulations, please let this letter serve to inform you that the Town of Vienna Board of Zoning Appeals is holding a public hearing in the Vienna Town Hall at 127 Center St S, Vienna, VA 22180, on **Wednesday, September 17, 2025, at 7:30 pm** to consider the following:

1. 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.
2. 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.

3. 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.

Interested parties may contact the Department of Planning & Zoning, on the first floor of the Town Hall. Agenda items can also be reviewed online five (5) days prior to the scheduled meeting <https://vienna-va.legistar.com/Calendar.aspx>. In the event that the Town Council reschedules, continues, or defers the application, you will be notified. For further questions and inquiries, please contact the Department of Planning and Zoning at 703.255.6341 or by Email at DPZ@Viennava.gov.

Sincerely,



Andrea West
Zoning Administrator
Department of Planning and
Zoning Town of Vienna, VA

NOTICE OF PUBLIC HEARING BOARD OF ZONING APPEALS

NOTICE is hereby given pursuant to the provisions of the Code of Virginia and the Code of the Town of Vienna that a public hearing will be held by the Board of Zoning Appeals in the Vienna Town Hall, 127 Center Street, South, Vienna, Virginia 22180, on **Wednesday, September 17, 2025**, beginning at 7:30 PM on the following:

Public Hearing

1. 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.
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3. 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.

At said public hearing, any and all interested persons will be given an opportunity to express their views and to speak in favor of the proposal or in opposition thereto. Copies of the proposal are available for inspection in the Department of Planning & Zoning, 1st floor, Vienna Town Hall, 127 Center Street South, Vienna, VA, 22180-5719, during regular working hours.

By order of the Board of Zoning Appeals
Joseph Lowther, Chairman

Publication Dates: September 3rd, 2025
September 10th, 2025

AD#96038

CONDITIONAL USE PERMIT PLANNING COMMISSION BOARD OF ZONING APPEALS



SCAN CODE TO LEARN MORE

**PROPERTY ADDRESS: 605 Upham Place NW
Heart Tree Yoga & Myofascial Release LLC**

PROPOSAL: 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.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, September 10, 2025, AT 7:30 PM.
PLANNING COMMISSION (recommendation for CUP)

AND ON Wednesday, September 17, 2025, AT 7:30 PM.
BOARD OF ZONING APPEALS (consideration of CUP)

INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AND ZONING
(703) 255-6341 or DPZ@viennava.gov
<https://vienna-va.legistar.com/Calendar.aspx>

Aug 29, 2025 at 4:57:12 PM
605 Upham Pl NW
Vienna VA 22180
United States



TOWN OF
VIENNA
Virginia

PUBLIC NOTICE

**CONDITIONAL USE PERMIT
PLANNING COMMISSION
BOARD OF ZONING APPEALS**



**PROPERTY ADDRESS: 605 Upham Place NW
Heart Tree Yoga & Myofascial Release LLC**

PROPOSAL: 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.

TOWN HALL - 127 CENTER ST. S., ON Wednesday, September 10, 2025, AT 7:30 PM
Planning Commission (in consultation with CZP)

AND ON Wednesday, September 11, 2025, AT 7:30 PM
Board of Zoning Appeals (in consultation with CZP)

INQUIRIES SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AND ZONING
(703) 255-6341 or OPZ@viennava.gov
<https://vienna-va.legistar.com/Calendar.aspx>

FOR ADDITIONAL INFORMATION

CALL 703-255-6341

WWW.VIENNAVA.GOV

TOWN HALL, 127 CENTER STREET S

DO NOT REMOVE OR DEFACE UNDER PENALTY OF LAW

Aug 29, 2025 at 4:57:05 PM
605 Upham Pl NW
Vienna VA 22180
United States

