

JYL Healing, LLC

Change of Use from Commercial Office to Massage Establishment

BZA Application No. 21382

BZA No. 21382 Virtual Public Hearing

December 3, 2025

Who we are

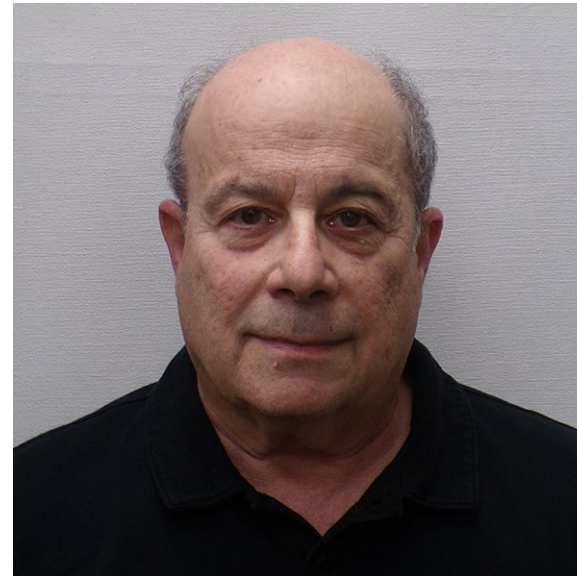
JiangYan (Anna) Li, Owner

- Massage therapist
- Housewife



Joseph Busch, Adviser

- Librarian
- Heart attack survivor



What we have been working to accomplish

- Application by JYL Healing LLC for special exception relief from the strict requirements of the Zoning Regulations, under Subtitle U §513.1 (h)
- To change the use of a 623 SF commercial tenant on the 2nd floor at 4818 MacArthur Avenue NW (Square 1388, Lot 0028) from commercial office to massage establishment

Eastern Reflexology Spa

东方足疗中心



- Swedish massage
- deep tissue massage
- hot stone and essential oil massage
- vacuum cupping
- Chinese medicine hot compresses

4818 MacArthur Blvd. (across from CVS)

(202) 491-9246

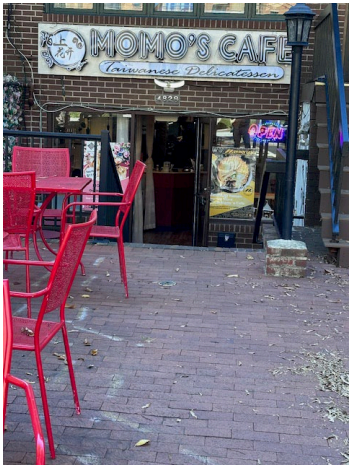


Criteria for our application

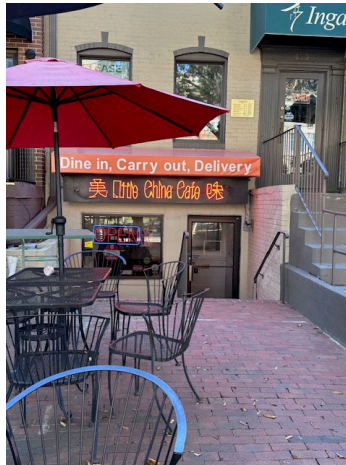
- For the special exception for a massage establishment, under Subtitle U §513.1 (h) the applicant must show that
 - (1) establishment shall be compatible with other uses in the area
 - (2) the use shall not be objectionable because of its effect on the character of the neighborhood or because of noise, traffic, or other conditions
 - (3) the establishment shall not have an adverse impact on religious, educational, or other institutional facilities located in the area

(1) establishment shall be compatible with other uses in the area

- The area already includes §513 Special Exception Uses (MU-USE Group E) businesses



Fast Food



Animal Boarding



Veterinary Hospital



Gas Station

(1) establishment shall be compatible with other uses in the area

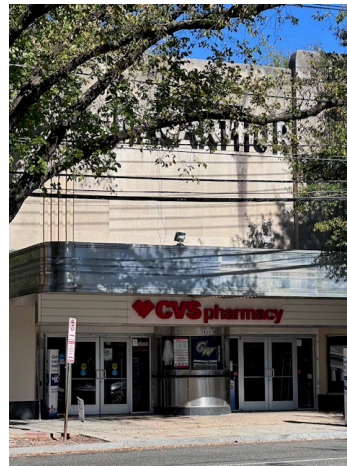
- There are also similar personal services such as nail spas and personal trainers and professional services in the neighborhood



Nail Spa



Personal Trainer



Pharmacy & Clinic



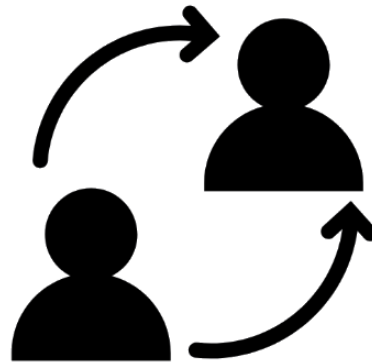
Childcare



Dentist

(1) establishment shall be compatible with other uses in the area

- This new foot massage spa will be very compatible with existing businesses. **It will likely provide enhanced value to them through referrals.**



- It will also be compatible with the Little Ivies DC child development center on the first floor and basement. **Access to the units are separate** and should not affect operations of the CDC.

(2) the use shall not affect the character of the neighborhood because of noise, traffic, or other conditions

- Proposed massage establishment will have only three treatment rooms
- Only manual reflexology and acupressure massage techniques will be employed (no electrical, water or sonic equipment)

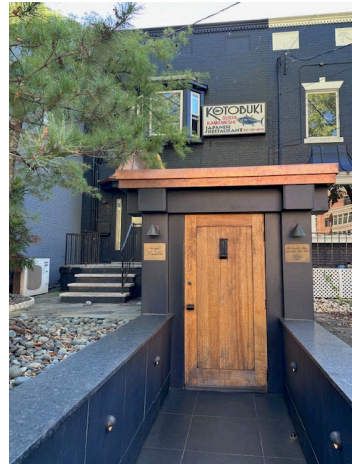


(2) the use shall not affect the character of the neighborhood because of noise, traffic, or other conditions

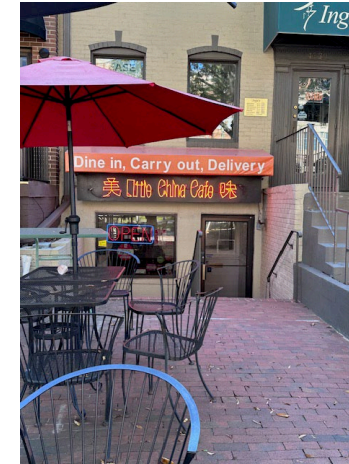
- Business hours will be no longer than 10AM to 9PM – like other businesses in the area



Restaurants



Fast Food



Pharmacy & Clinic

- Clients are primarily by appointment with some flexibility for walk-ins. The property does not have onsite parking but is located on a bus route. There is street parking and a nearby parking lot.

(3) shall not have an adverse impact on religious, educational, or other institutional facilities located in the area

- Like other service-oriented businesses in the area, this massage establishment is related to **healthy living** and **quality of life**



- The businesses already located in the area are not having an adverse impact on religious, educational, or other institutional facilities located in the area
- JYL Healing is already a member of the Palisades Community Association and will be a good neighbor to the institutions in the area

Community support

- Little Ivies DC child development center submitted a letter of support on November 10, 2025 that was uploaded to this case file
- The DC Office of Planning recommended approval in their November 19 report submitted to the BZA
- JYL Healing made a presentation to ANC 3D at their meeting October 8, 2025 meeting. At their November 18 meeting the commissioners voted 6 to 0 to recommend approval to the BZA case. We have seen the draft letter but not any submission

Questions

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