



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 15 OCTOBER 2012
AGENDA ITEM 8a**

BAR Case No. THLP-2012-0093: Remove free standing ATM and add ATM to side of building facing Market Street.

Reviewer: Kim K. Del Rance, LEED AP
Address: **1 Catoctin Circle NE**
Zoning: B-2, H-2 Overlay District
Applicant: Paul H. Faulkenbury, Samaha Assoc
Owner: Geo. H. Rucker Realty Corp.

Building and Site Description: This 1988 bank building has not been surveyed and would likely not be considered a contributing structure. The one story building has grey split faced block and dark trim with dark blue signage. The drive through ATM is on the east side of the building

Context: Market Street in the H-2 Corridor is primarily commercial architecture showing the outward development from the original historic downtown. This bank is on the northeast corner of Catoctin Circle and Market Street. There are several large stores and smaller infill stores which fill the entire block between Catoctin Circle and Plaza Street on the north side of Market Street which is four lanes wide in this section after joining with Loudoun Street.

Site Development/Zoning Issues: None.

APPLICABLE GUIDELINES

H-2 Corridor Guidelines

While no guidelines address ATM's directly, the placement of this ATM and the accompanying canopy is discreet. Due to site constraints, vehicle turning radii and floor plan constraints this is the only suitable location for the ATM once the free standing ATM enclosure is removed. The canopy and columns will remain for the drive-through window.

BUILDING DESIGN GUIDELINES P.28 SCREENING

Preferred method of screening building utilities and equipment include ... vegetative planting...

There is existing shrubbery plantings along the Market Street property line, but their spacing and low height do not sufficiently screen what will now be stacked parking for the ATM. Increasing the height and placing them closer together would accomplish this.

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that:

- The ATM and canopy are discreet and inobtrusive, but the screening for them should be improved to sufficiently screen the ATM and resulting stacked cars since the ATM can only be placed on the elevation facing Market Street

Staff recommends approval of TLHP-2012-0093 subject to the plans, photographs and materials submitted as part of this application dated September 17, 2012 with the following condition:

- the plantings in the existing planting bed along Market Street from the intersection of Catoctin and Market Street east to the second tree should be improved by reducing the spacing to a minimum one foot between shrub edges and increasing the height to a minimum of thirty inches (30")

DRAFT MOTION

I move that TLHP-2012-0095 be approved subject to the application submitted by Paul Faulkenbury on September 17, 2012 and subject to the findings and conditions of approval as stated in the October 15, 2012 Staff Report (or as amended by the BAR on October 15, 2012).