



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**WORK SESSION: 5 NOVEMBER 2012
AGENDA ITEM 5a**

BAR Case No. TLHP-2012-0093: Remove free standing ATM and add ATM to side of building facing Market Street.—Additional changes include centering the ATM in the window space so it no longer cuts into the block wall and fits completely within one window instead of cutting across two windows.

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.

Comments on changes made since Staff Report of October 15, 2012:

The adjustments to the placement of the ATM in response to the board's previous comments about the awkwardness of the placement is an improvement to the façade, however, the board's overall concern about placing the ATM on the south side facing Market Street at a prominent corner with Catoctin Circle has not been addressed with this solution.

APPLICABLE GUIDELINES

H-2 Corridor Guidelines

While the guidelines do not specifically address ATMs, the board found that the placement of the ATM on the south side of the building fronting Market Street at the prominent corner of Catoctin Circle was not discreet.

According to the additional drawings submitted by the applicant since the last meeting, the only possible alternative is to place the ATM on the east side in the first lane which would require the installation of equipment to make the second (outside) lane useable for the teller. The applicant has stated this is not preferred by their client due to additional costs and the rearranging of interior spaces resulting in a significant loss of lobby space.

The moving of the ATM from the outside lane to a building wall location is the choice of the bank and their wish for more security. The bank understands that adding an ATM to an already designed and used building requires changes to the interior. Placement on the south side causes the least amount of disruption to the interior, however, it causes the most amount of disruption to the exterior, which affects the entry corridor to the Town.

BUILDING DESIGN GUIDELINES P.28 SCREENING

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

Staff continues to recommend the vegetative screening.

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:

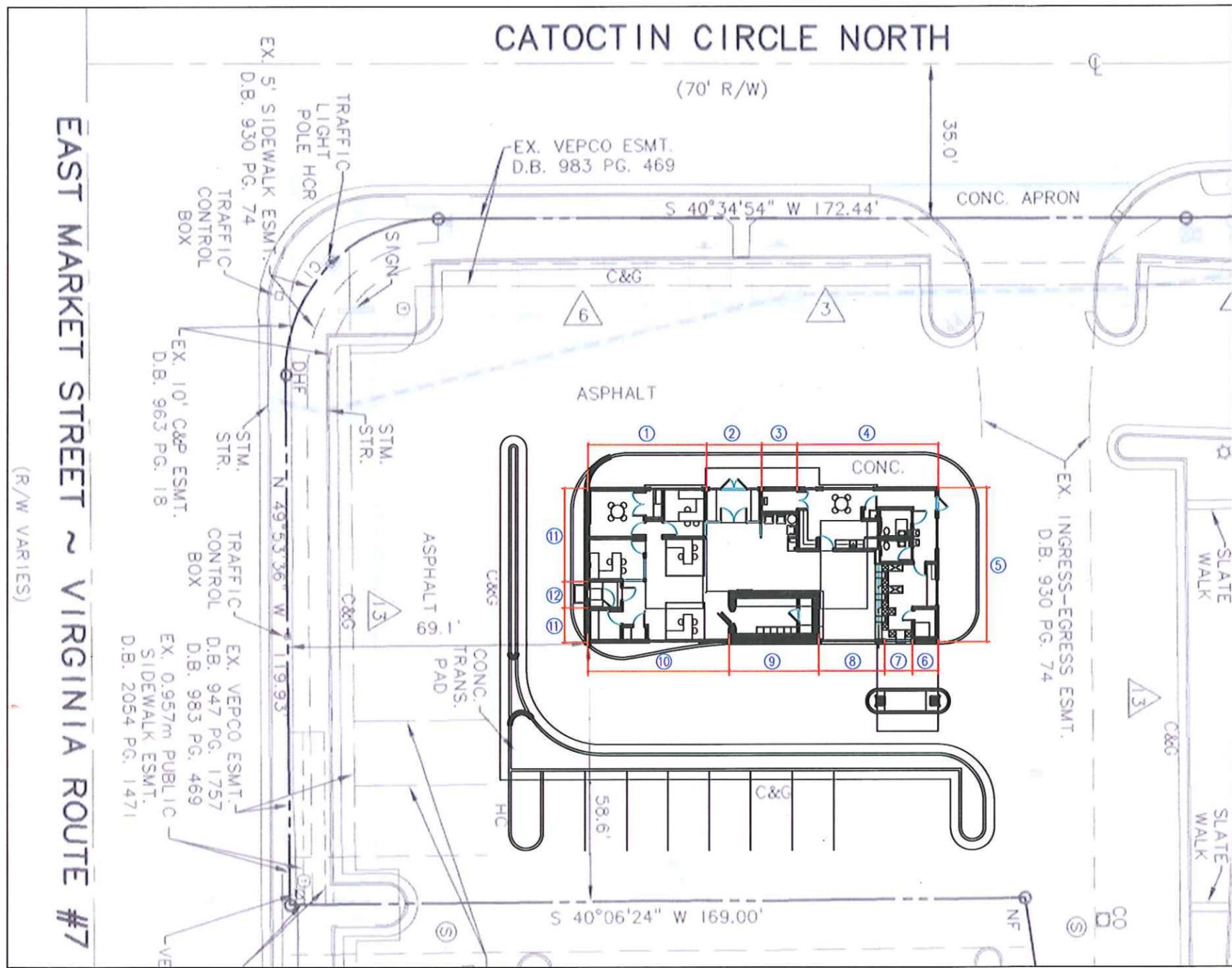
- The board finds the placement of the ATM on the Market Street façade is not discreet and the ATM placement there is obtrusive and damaging to the H-2 Corridor at this prominent location
- The screening should be improved to sufficiently screen the resulting stacked cars

Staff recommends approval of TLHP-2012-0093 subject to the plans, photographs and materials submitted as part of this application dated October 26, 2012 with the following condition:

- The ATM will be placed on the east side of the building instead of the south side facing Market Street. The second lane may be reused as a teller lane so as not to reduce the amount of customers that bank my serve on the exterior to accommodate their desire for more security of the ATM.
- 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-2012-0093 be approved subject to the application submitted by Paul Faulkenbury on September 17, 2012 and changes submitted on October 26, 2012 and subject to the findings and conditions of approval as stated in the November 5, 2012 Staff Report (or as amended by the BAR on November 5, 2012).



POSSIBLE ATM LOCATIONS

- ① DRIVE UP ATM NOT POSSIBLE – A CAR WOULD NOT BE ABLE TO PULL UP TO THE BUILDING TO ACCESS AN ATM DUE TO THE LOCATION OF THE MAIN ENTRANCE.
- ② ATM NOT POSSIBLE – MAIN ENTRANCE
- ③ ATM NOT POSSIBLE – EXISTING DATA/ELECTRICAL ROOM ON THE INTERIOR
- ④ DRIVE UP ATM NOT POSSIBLE – STACKED CARS WOULD INTERFERE WITH THE INCOMING SHOPPING CENTER TRAFFIC.
- ⑤ ATM NOT POSSIBLE – EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT WOULD INTERFERE WITH AN ATM ON THIS SIDE OF THE BUILDING.
- ⑥ ATM NOT POSSIBLE – EXISTING NIGHT DEPOSIT BOX.
- ⑦ ATM NOT POSSIBLE – EXISTING DRIVE THRU TELLER WINDOW
- ⑧ ATM NOT POSSIBLE – ATM COULD NOT BE USED SIMULTANEOUSLY WITH THE DRIVE THRU TELLER WINDOW
- ⑨ ATM NOT POSSIBLE – ATM CAN NOT BE PLACED IN THE EXISTING VAULT WALL.
- ⑩ ATM NOT POSSIBLE – THERE IS NOT ENOUGH OF A TURNING RADIUS TO PULL A CAR PARALLEL TO THE BUILDING/ATM.
- ⑪ DRIVE UP ATM POSSIBLE – WOULD REQUIRE INTERIOR ALTERATIONS TO ACCOMMODATE ATM.
- ⑫ OPTIMAL LOCATION FOR ATM – REQUIRES NO INTERIOR ALTERATIONS TO ADD ATM.



SANDY SPRING BANK - LEESBURG 1 CATOCTIN CIRCLE NORTHEAST LEESBURG, VA 20176
NEW ATM STUDY

SAMAHA Architects
10521 Rosehaven St., Suite 200 T | 703.691.3311
Fairfax, VA 22030 F | 703.691.3316

PROPOSED EXTENSION OF
EXISTING CANOPY

EXISTING SANDY
SPRING BANK SIGN

CLEARANCE SIGN

ATM SIGNAGE

PROPOSED LOCATION
FOR NEW ATM

PROPOSED NEW
CURB

PATCH W/ NEW
PAVING



PROPOSED PROSPECTIVE RENDERING



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11/05/2012