

**ALTERNATE ARCHITECTURAL REVIEW:  
AAR-2021-001**

**CITY OF SUWANEE  
ALTERNATE ARCHTECTURAL REVIEW**

**CASE NUMBER:** AAR-2021-001  
**REQUEST:** USE OF WOOD

**LOCATION:** 677 EVA KENNEDY ROAD

**TAX ID NUMBER:** 7-237-007

**PROPOSED DEVELOPMENT:** TEMPLE

**APPLICANT:** SUN JO LIM  
1582 BELMONT CREEK POINTE  
SUWANEE, GA 30024

**OWNER:** WON BUDDHISM OF ATLANTA  
677 EVA KENNEDY ROAD  
SUWANEE, GA 30024

**CONTACT:** SUN LIN  
PHONE: 678-395-1445

**PROJECT DATA:**

The applicant requests an Alternate Architectural Review to use wood on a proposed Buddhist temple to be located at 677 Eva Kennedy Road. The approximately 2.6 acre subject property is zoned R-100 (Residential Single Family District) and is surrounded by residential uses. Eva Kennedy Road is primarily lined with single-family detached residential structures constructed of either brick or wood (or cementitious siding to look like wood). This includes a former single-family home on the front of the subject property that is currently used by Won Buddhism, the non-profit organization that plans to build the temple.

Won Buddhism is proposing to build an approximately 2,950 square foot, one-story temple behind the existing one-story, wood structure at the front of property. The temple would be approximately 180 feet back from Eva Kennedy Road, and the existing structure would remain. The rear of the property is wooded.

The applicant requests an Alternate Architectural Review to use wood as the primary exterior building material of the temple. A temple is an institutional use that is subject to the City of Suwanee Architectural Standards for the O-I (Office-Institutional) zoning district. The City of Suwanee Architectural Standards do not allow wood as a material for institutional buildings.

The applicant seeks approval of building elevations that deviate from the technical requirements of the City of Suwanee Architectural Standards. The standards allow for staff to approve minor deviations; however, the proposed use of wood constitutes a significant deviation from the standards and therefore requires authorization from the Planning Commission.

According to the applicant's letter submitted to the City, Won Buddhism requests to use wood for the exterior of the building for environmental reasons as well as philosophical reasons related to their practice of Buddhism.

The Planning Commission is authorized to review alternate architectural designs. When an architectural design meets the spirit but not the technical requirements of the City's requirements, approval of an alternate review may be warranted. The Commission decides on this on a case-by-case basis after reviewing the submitted information.

**AAR-2021-001**

Staff does not make recommendations regarding the approval or denial of architectural requests; however, should the Planning Commission choose to approve the request the following conditions may be considered:

- 1) The temple shall be located approximately as shown on “Exhibit A”.
- 2) Building elevations shall closely resemble “Exhibit B”.

**APPLICATION FOR ALTERNATE ARCHITECTURAL REVIEW FROM  
ARCHITECTURAL STANDARDS OR PMUD ARCHITECTURAL REVIEW  
CITY OF SUWANEЕ PLANNING COMMISSION**

Please complete this application and submit with all necessary attachments (please type or print):

**APPLICANT INFORMATION**

Name: Sun Jo Lim  
Address: 1582 Belmont Creek Pointe  
City: Suwanee  
State: GA  
Phone: 678-860-0067

**OWNER INFORMATION**

Name: Won Buddhism of Atlanta  
Address: 677 Eva Kennedy Road  
City: Suwanee  
State: GA  
Phone: 678-395-1445

CONTACT PERSON: Sun Lim

PHONE: 678-860-0067

ADDRESS OF PROPERTY 677 Eva Kennedy Road, Suwanee, GA 30024

LAND DISTRICT 7th LAND LOT 237 PARCEL 007 LOT \_\_\_\_\_

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) Won Buddhism Center

ZONING R-100

CITE APPLICABLE SECTIONS OF ARCHITECTURAL AND DESIGN STANDARDS \_\_\_\_\_  
Section VI. Building Material / Table I Category O-I

NEED FOR ALTERNATE ARCHITECTURAL REVIEW \_\_\_\_\_  
Requesting an approval for alternative exterior building material from Architectural and  
Design Standards (Amended November 15, 2005). - Wood Finish

**\*A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.**

**SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.**

**\*\*\*The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant and/or a representative to attend such meetings shall result in the denial of said variance, application for amendment, or alternate architectural review.**

AAR-2021-001

**Alternate Architectural Review Application**

Page 2

**APPLICANT CERTIFICATION**

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of alternate architectural review affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Planning Commission, unless waived by the Planning Commission. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Planning Commission.



Notary Seal

Sun Jo Lim 11/25/2020  
Signature of Applicant Date

Sun Jo Lim (leader of its members)  
Typed or Printed Name and Title

[Signature] 11/25/20  
Signature of Notary Public Date

**PROPERTY OWNER CERTIFICATION**

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or re-application for the same type of alternate architectural review affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Planning Commission, unless waived by the Planning Commission. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Planning Commission.

[Signature] 12/04/20  
Signature of Owner Date

Minister Heuy Seob Park  
Typed or Printed Name and Title

[Signature] 12/4/2020  
Signature of Notary Public Date



Notary Seal

**DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY**

Case Number AAR-2021-001  
Date Rec'd 12-4-20  
Amount Rec'd \$300

AAR   
Rec'd By AD  
Receipt

Administrative \_\_\_\_\_  
Hearing Date Jan. 5, 2021

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

Won-Buddhism of Atlanta  
677 Eva Kennedy Road  
Suwanee, GA 30024

December 2, 2020

City of Suwanee  
Planning and Inspections Department

The non-profit organization of Won-Buddhism adheres to the main principles of meditation, retreat, and the common good of man. Practicing peaceful mindfulness is a gift that benefits the community. These teachings necessitate that all components involved in this process embody core values. This includes the physical structure of the building itself.

Early in their establishment, these service facilities were built using natural materials, situated by woods in tranquil, rustic regions. The purpose of this was to ensure a place of solace so peaceful and relaxed conditions remain intact in order for health and wellbeing to be preserved. The construction was done with these articles in order to avoid the monotonous centrifugal force that everyday life exhaustions bring to the common person. A wooden material meditation facility is emblematic of its practitioners. It has, and proves to be, the cornerstone in what is representative of our core beliefs. As societies grew, people lost their vision of basic health needs. The trend went toward seeking crowds and luxury, so facilities changed basic principles in order to locate in cities. As people moved to the cities, modifications using steel and other manufactured materials were used to satisfy the changing demand. This happened quickly, perhaps too quickly. Over time, it has been evident that these changes were failing to provide the tranquility, its derived purpose. Rather than being a place for solitude and self-reflection, the materials with which the buildings were constructed ended up losing freshness and healthful purpose. Won- Buddhism is recreating what was its extinguishing facility and rescuing its distinguishing fulfillments.

AAR-2021-001

The Won-Buddhism Temple is located at 677 Eva Kennedy Road. This area is an old town district with history reminiscent of early establishments. The buildings in the area still follow a more natural contour. Not much outstanding to be seen to the public, with houses that are spaced freely from each other. There are narrow old roads where traffic roundabouts are suggestive of a quieter, less stressful time. It seemed not to be disturb the original environment. Metal traffic lights reaching to the sky are not needed, nor used here in this small town atmosphere. Won-Buddhism continues with this tradition, imitating farm like space in the corner of its three- acre property. The facility is named Eva Farm and a decorative panel of "Eva Farm" is hanging there to welcome visitors. Won- Buddhism believes in preserving ecosystems and the environment as well. Its spacious and remote land is best favorable to implement its original purpose of the public's wholesome, healthcare, and welfare. Serving with a natural looking wooden edifice is an environmental optimality.

Though the swift and unstoppable disseminating of modernization is happening all around us, the Won-Buddhism pioneers believe in keeping an old style of gentle instead of an invasive, manufactured one. Its sanctuary should be seen as sacred and non-violating in order to provide a place for introspection. This would be elusive if the structure was built using different materials. Although Won-Buddhism are asking to deviate from the city of Suwanee's standard, it does so in a positive way to make a sustainable community where undisturbed natural views exist. This would make it an optimal place where people feel free to come and practice its privileged implements, which include meditation, healing, and being taught to embrace courteous goodwill. Most of all, everyone would come for the help and enjoyment.

To exercise our free of mind by meditating and healing in a natural environment in wooden facility, it increases high motivations to individuals to inspire their rehabilitations. It also gives dual effects either retreat or resort to recreation. An unique, gorgeous, and impressive wooden facility building might be a spectacular place in City of Suwanee when it is divergent from constant steely commercialized stones and bricks buildings that are ubiquitous and gigantic stereotypes. Having a wooden edifice, it brings benefits not only Won-Buddhism, but also City of Suwanee. Won-Buddhism strives an unique and ethos tangible nature place to preserve environment where produces fresh air and reduces pollution as wholesomeness with pretty and tall trees around it. It can be an incredibility to be seen around its small town. It highly ensures everyone is in need of a natural, humble, and decent interspace that can be a most-sought preciousness.

AAR-2021-001

---



Won-Buddhism Dharma Center's main facility in New York includes a wooden meditation center. This is a needed retreat in an urban epicenter, which proves that the building products used are viable. In North Carolina, the meditation center has the same wooden building center where many Americans enjoy its services and visit those places year round. Won-Buddhism has always been cognizant of the building materials it uses. They are of the best quality.

The Won-Buddhism would build roughly over two thousand square feet in a 3-acre property; set back is more than 100 feet behind from the entrance road. Consequently, a wood and glass building would add value to the area behind 677 Eva Kennedy Road. It would be a popular place to see and attract others. Many factors will develop seamless as helpful contributions to the public's health and wellbeing.

Won-Buddhism humbly request the City of Suwanee to consider its alternate application to be able to accomplish its practice in a wood building. Thank you for your time and consideration in this important matter.

Sincerely,

Applicant

  
Sun Lim

AAR-2021-001

---



# WON BUDDHISM CENTER

ARCHITECTURAL SITE PLAN

in·arch

in·arch is a registered professional architectural firm. The design and construction of this project is the responsibility of the architect. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The design is based on the information provided by the client and is not intended to be used for any other purpose.

12.17.2020

AAE-2021-001

Exhibit A



# WON BUDDHISM CENTER

3D VIEW 01

AAR - 2021-001

**in•arch**  
interiors | interiors | planning

© 2021 in•arch LLC. All rights reserved. This rendering is for informational purposes only. It is not a contract. For more information, please contact in•arch LLC at 310.310.1000 or visit our website at www.inarch.com.

12.17.2020

## Exhibit B (1 of 9)



# WON BUDDHISM CENTER

3D VIEW 02

AAE-2021-001

**in2arch**  
ARCHITECTURE | INTERIORS | LANDSCAPE  
The design team is a partnership of two independent architectural firms, IN2ARCH, LLC and NORTON & NORTON, LLC. The design team is a partnership of two independent architectural firms, IN2ARCH, LLC and NORTON & NORTON, LLC. The design team is a partnership of two independent architectural firms, IN2ARCH, LLC and NORTON & NORTON, LLC.

12.17.2020

## Exhibit B (2 of 9)



# WON BUDDHISM CENTER

3D VIEW 03

AAE-2021-001

**in**arch  
commercial | residential | planning

The design presented here is for informational purposes only. It is not intended to be used as a contract document. The design is subject to change without notice. © 2021 InArch, Inc. All rights reserved.

12.17.2020

## Exhibit B (3 of 9)



# WON BUDDHISM CENTER

3D VIEW 03

AAF - 2021 - 001

**in·arch**  
interiors | interiors | planning

© 2021 In·Arch, Inc. All rights reserved. This rendering is for informational purposes only and does not constitute an offer of any financial product or service. For more information, please contact In·Arch at 404.487.1234.

12.17.2020

## Exhibit B (4 of 9)



# WON BUDDHISM CENTER

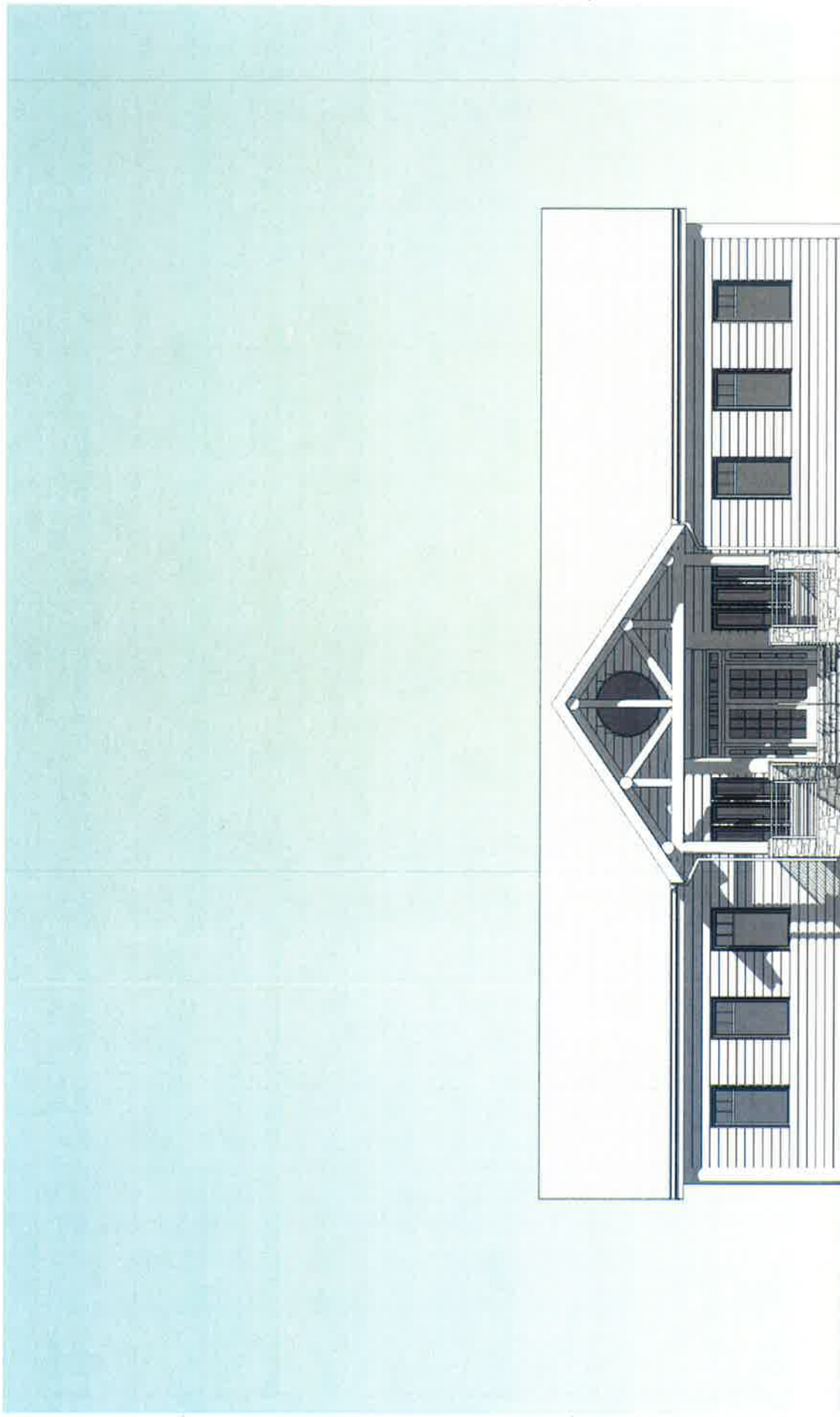
3D VIEW 04

AAR-2021-001

**in+arch**  
interior | exterior | planning

12.17.2020

# Exhibit B (5 of 9)



# WON BUDDHISM CENTER

FRONT ELEVATION

AAE-2021-001

**in arch**  
architecture interior | planning  
14000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90210  
Tel: 310.274.0000 | Fax: 310.274.0001 | www.inarch.com

12/17/20

Copyright © 2019 by T. Design, LLC. All rights reserved.

## Exhibit B (6 of 9)





# WON BUDDHISM CENTER

FRONT ELEVATION

AAF - 2021 - 001

**in·arch**  
architecture | interiors | planning

10000 Old Farm Road, Suite 100, Dallas, TX 75243  
Tel: 214-343-9999 | Fax: 214-343-9900 | www.inarch.com

12/17/20

## Exhibit B (7 of 9)

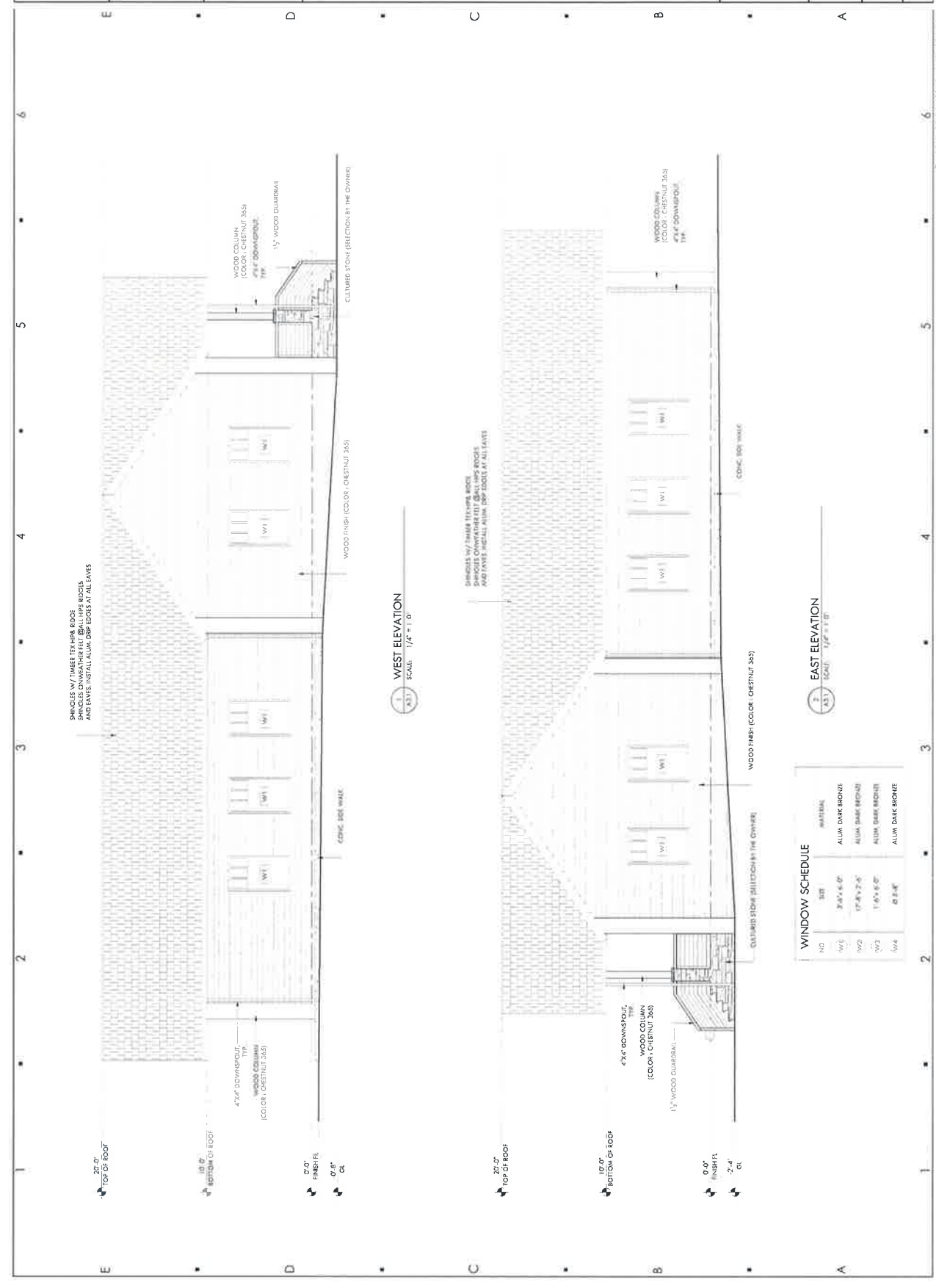
Copyright © 2019 by T-Design, LLC. All rights reserved.



**WON BUDDHISM CENTER**  
 NEW BUILDING  
 677 EVA KENNEDY ROAD  
 SUWANEE, GA 30024  
 CLIENT WON BUDDHISM CENTER / 677 EVA KENNEDY ROAD SUWANEE, GA 30024



DATE	10/11/23
DRAWN	JK
CHECKED	JK
JOB NO.	23-001
ELEVATIONS - 2	
SHEET NUMBER	A3.1



**WINDOW SCHEDULE**

NO.	SIZE	MATERIAL
W1	3'-0" x 6'-0"	ALUM. DARK BRONZE
W2	1'-0" x 2'-6"	ALUM. DARK BRONZE
W3	1'-0" x 6'-0"	ALUM. DARK BRONZE
W4	0'-0" x 6'-0"	ALUM. DARK BRONZE

The schedule is subject to wood and metal availability.

**Exhibit B (9 of 9)**

AA-2821-001

# Location Map



# Zoning Map



**LEGEND**

C-1	C-2	C-2A	C-3	GCA	IRD	M-1	OI	OTCD	PMUD	R-100	R-140	R-75	R-85	RM6	RM8	
[Pink]	[Red]	[Red with vertical lines]	[Dark Red]	[Green with diagonal lines]	[Orange]	[Blue]	[Grey]	[Light Pink]	[Pink]	[Light Yellow]	[Light Green]	[Yellow]	[Yellow-Green]	[Yellow-Orange]	[Brown]	[Dark Brown]

