

CITY OF ROCKY RIVER
21012 HILLIARD BOULEVARD
ROCKY RIVER, OH 44116
PHONE: (440) 331-0600 FAX: (440) 895-2628

APPLICATION FOR PLAN REVIEW IN PLANNED DEVELOPMENT AREA

Location of Project: 1231, 1239, 1241 Allen Court Date: 5/2/2025
(P.P. Nos.)
Present Use: 1231 (house) 1239, 1241 Vacant land Proposed Use: Honey Bee Sanctuary
Owner: Gregg Mylett 19800 Frazier Drive 44116 440-532-2727
(Name) (Address & Zip) (Tel No.)
Engineer: _____
(Name) (Address & Zip) (Tel No.)

Architect: _____
(Name) (Address & Zip) (Tel No.)

Gross Land Area: .33 Acres sq. ft.
Building Area (Including Detached Accessory Buildings) 1231 Allen Ct 632 sq. ft. To be demolished
Parking Spaces: 0 + 9 = Total: 9
(Enclosed) (Unenclosed)

Estimate of traffic volume to be generated by this project: 1-2 cars 4 days a week / 7 cars 1 day a week

Cost estimate (include all public & private improvements): \$ 125,000.00

Standards for construction of driveways, public & private streets, sidewalks, parking & loading areas and fire lanes.

Parking will be created on 1231 after it is demolished.
I would prefer a stone parking lot

Methods and standards for maintenance of private streets, driveways, open spaces, parking areas, common land, garbage and waste disposal.

Garbage will be picked up by the city of Rocky River

Gregg Mylett
(Owner's Signature)

gmylett27@gmail.com
(Contact E-Mail Address)

This application must be accompanied by ten (10) sets of plans, as follows (see Sec: 1137).

PLAN REVIEW NOTES:

Planning Commission:

\$200 Application Fee Paid: _____
(Date)

Plan Exam Fee \$ _____

Honeybee Sanctuary

Twenty honeybee beehives will be located on top of 4 concrete pads located approximately eighty feet back from the sidewalk.

Each concrete pad will be 20' x 7' and will hold five beehives which are approximately 2'x 2' in size. I have included a photo of a beehive that is currently located at Nemacolin. We intend to upgrade to copper slanted roofs with a couple beehives having a glass wall for education purposes.

The beehives will be professionally maintained by Youth Bee Works which is a non-profit. For more information visit Youthbeeworks.com.

Various types of native plants that will provide nectar for the honeybees will be planted on a plot of land approximately 50' x 50' which will be located between the sidewalk and the beehives. I have included the list of native plants we intend to use for the plantings.

The drawing for the sanctuary indicates the concrete pads in "red" surrounded by the walking path in "brown". The "blue / green" area between the sidewalk and the beehives will be all the plantings.

I also own the 4 parcels (2 to the North and 2 to the South) abutting the proposed Honeybee Sanctuary.

The parcel to the North (1231 Allen Court) abutting the plantings and beehives will be demolished and replaced with parking spots. I would prefer the parking lot material to be loose stone.

A fence will be constructed around the beehives to keep them protected and to also keep "trespassers" away from potentially being stung by a honeybee. I have included a photo of the proposed fence style and indicated where the fence will be in "yellow". The exact height of the fence has not yet been determined.



Plant	Bloom Time	Color	Height (ft)
American Burnet	September	White	6
Blue Lobelia	August	Blue	2-4
Blue Vervain	July	Blue	3-6
Bottlebrush Grass	June	Green	2-3
Brown Eyed Susan	August-September	Yellow	3-5
Butterfly Milkweed	July	Orange	2
Cardinal Flower	August	Red	2-4
Common Boneset	August	White	4
Common Yarrow	June-August	White	2
Culver's Root	July	White	4-6
Cup Plant	August	Yellow	5-7
Great St. John's Wart	July	Yellow	2-5
Monarda Clinopodia	July	White	2-4
New England Aster	September	Purple	3-4
Nodding Onion	July	Pink	2
Purple Coneflower	July	Purple	3-4
Seedbox	July	Yellow	2-3
Short Toothed Mountain Mint	July	Purple	3
Smooth Pestemon	June	White	2-4
Spotted Joe Pye	August	Pink	4-5
Spring Beauty	April	Pink	0.5
Swamp Milkweed	July	Pink	3-4
Tall Coreopsis	September	Yellow	5-7
Tall Ironweed	August	Purple	5-8
White Wild Indigo	June-August	White	4
Wild Bergamot	July	Purple	2-4
Wrinkle Leaf Godlenrod	September	Yellow	3-5



