

**CITY OF ROCKY RIVER**

**REQUEST FOR ZONING CHANGE**

Date: June 17, 2024

Owner/Applicant: Brickhaus Breezevale, LLC

Address: 2001 Crocker Road, 420, Westlake, OH 44145 Phone No. John M. Carney - 970-390-3595 (cell)  
John J. Carney - 216-973-0701 (cell)  
Office - 440-892-4900 x0

Property requested to be rezoned is described as follows: *(Show addresses and permanent parcel numbers and attach legal description (Exhibit "A"))*.

Addresses and Parcel Numbers (see attached Exhibit A)

Present Use: Vacant land and single family homes.

Present Zoning: Part R-1 and Part R-3

Proposed Use: Single family lots in

Proposed Zoning: R-3

How does this proposed rezoning relate to the Comprehensive Plan for the City of Rocky River?  
*(A copy of the Comprehensive Plan is available for your use in the Building Division Office.)*

This parcel is between the Beach House and 700 Lake. Requested zoning is R-3 with single lots.

It is much less dense then properties surrounding.

Attached is a vicinity map showing property lines, streets, existing and proposed zoning (Exhibit "B").

Also attached is a list of the names and addresses of all owners of property within, abutting on, and directly across the street from the parcel or parcels to be rezoned. In addition the names and addresses of all owners of property which is contiguous to any of the aforesaid property which abuts on or is directly across the street from the parcel or parcels proposed to be rezoned (Exhibit "C").

\$500.00 Filing Fee \_\_\_\_\_  
Date Paid

BRICKHAUS BREEZEVALE, LLC  
By: [Signature]

ROCKY RIVER PRESERVATION PARTNERS II LLC  
By: [Signature]

22654 BREEZEVALE, LLC  
By: Cheri Phyfer  
Cheri Phyfer

NOTE: This application is to be submitted to the director of Community Development, after which it will be transmitted to the Law Department for preparation of an ordinance for the consideration of the City Council and recommendation of the Planning Commission.

All documentation or other information shall be delivered to:  
**DIRECTOR OF COMMUNITY DEVELOPMENT**  
**CITY OF ROCKY RIVER**  
**BUILDING DEPARTMENT**  
**21012 HILLIARD BOULEVARD**  
**Rocky River, Ohio 44116**

**EXHIBIT A**

**REQUEST FOR ZONING CHANGE**

<b>Address</b>	<b>PP#</b>		<b>Owner</b>
22650 Breezevale Cove Rocky River, Ohio 44116	302-01-016	House on Property	Brickhaus Breezevale, LLC 2001 Crocker Road, Suite 420 Westlake, Ohio 44145
22652 Breezevale Cove Rocky River, Ohio 44116	302-01-015	House on Property	Brickhaus Breezevale, LLC 2001 Crocker Road, Suite 420 Westlake, Ohio 44145
22654 Breezevale Cove Rocky River, Ohio 44116	302-02-014	House on Property	Brickhaus Breezevale, LLC 2001 Crocker Road, Suite 420 Westlake, Ohio 44145
22656 Breezevale Cove Rocky River, Ohio 44116	302-01-013	House on Property	Brickhaus Breezevale, LLC 2001 Crocker Road, Suite 420 Westlake, Ohio 44145
22658 Breezevale Cove Rocky River, Ohio 44116	302-01-012	House on Property	Brickhaus Breezevale, LLC 2001 Crocker Road, Suite 420 Westlake, Ohio 44145
22660 Breezevale Cove Rocky River, Ohio 44116	302-01-009	Vacant Land	Brickhaus Breezevale, LLC 2001 Crocker Road, Suite 420 Westlake, Ohio 44145
Vacant Parcel at 700 Lake	302-01-022	Vacant Land	Rocky River Preservation Partners II LLC 2001 Crocker Road, Suite 420 Westlake, Ohio 44145
Breezevale Cove	302-01-005	Vacant Land	



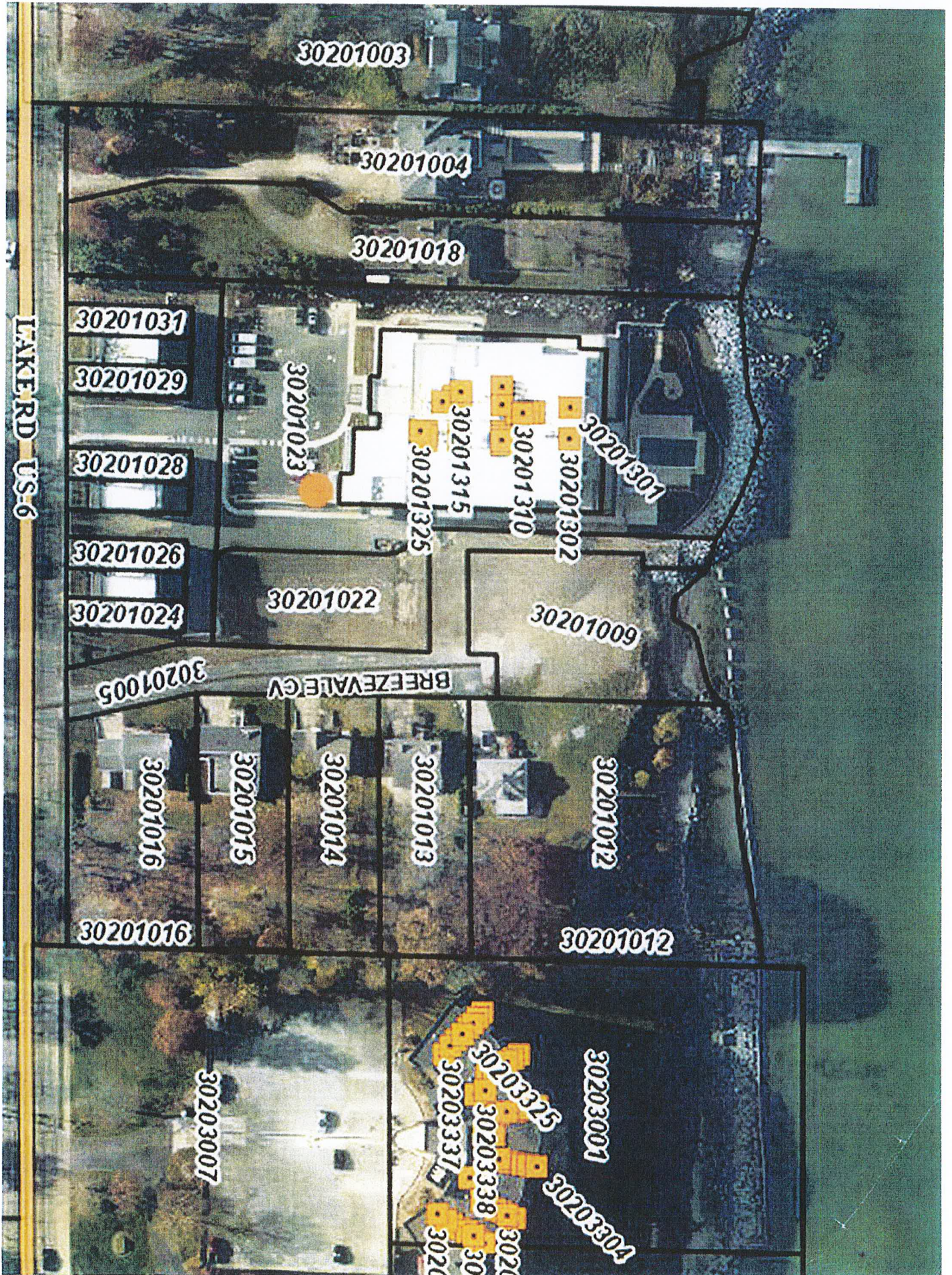




EXHIBIT A (Cont'd)

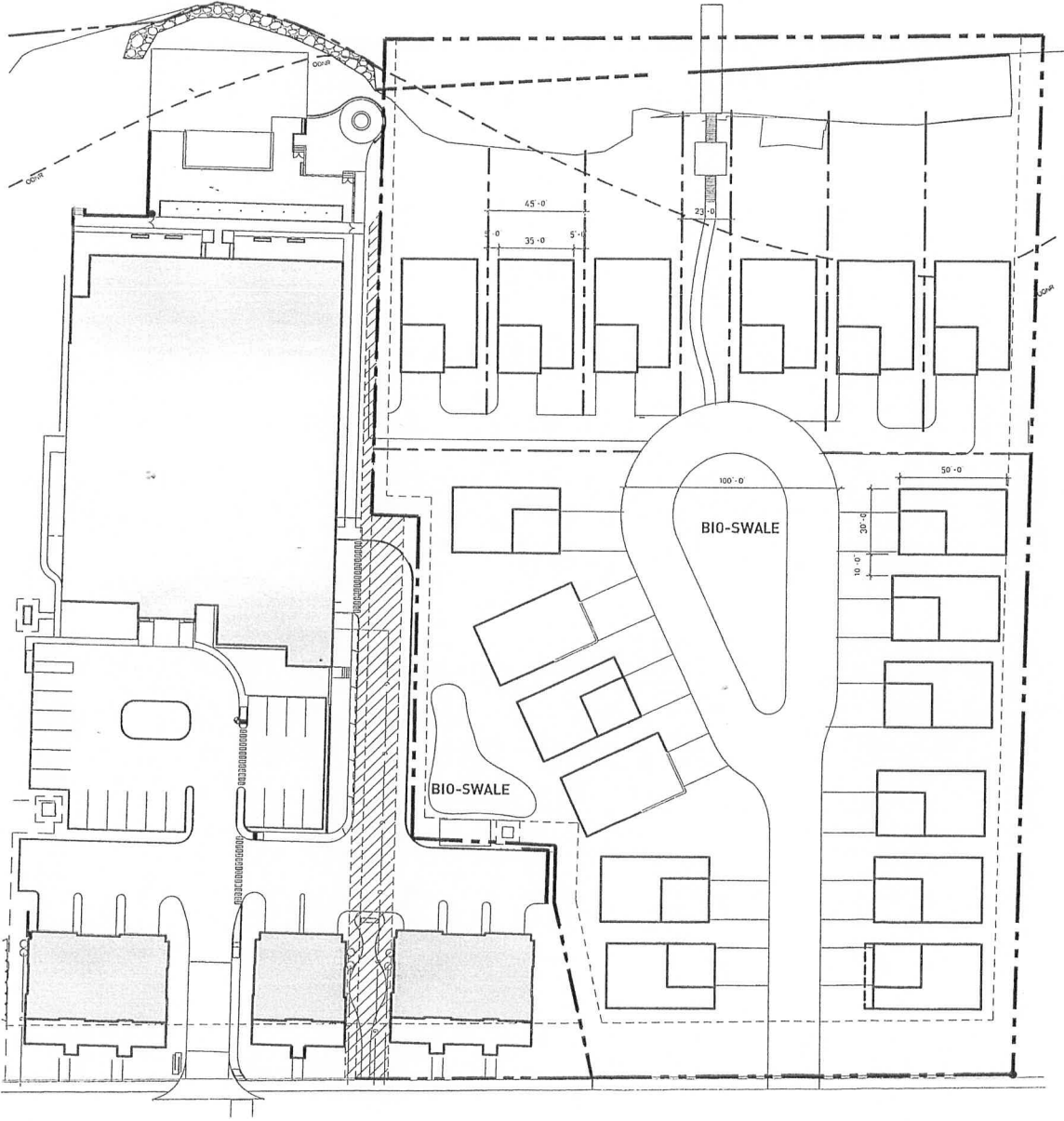




EXHIBIT A (Cont'd)



EXHIBIT A (Cont'd)











**EXHIBIT B  
VICINITY MAP**

