



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
BOARD OF ZONING APPEALS
CITY OF LAKEWOOD
12650 DETROIT AVENUE
OCTOBER 16, 2025

PRE-REVIEW MEETING
6:00 P.M.
EAST CONFERENCE ROOM

REVIEW MEETING
6:30 P.M.
AUDITORIUM

1. ROLL CALL
2. APPROVE MINUTES OF THE SEPTEMBER 18, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 10-19-25
1070 Rosalie Ave.

Applicant Lee Pozek the architect for property owners Michael and Yang Lu Alexander, proposes the construction of an addition containing an in-law suite on the north side of the existing house and an attached single story two-car garage on the rear (west side) of house. The property is in the R1H, Single-Family High Density District. (Page 3)

- Variance 1: Applicant proposes the construction of an addition containing an in-law suite on the north side of the existing house and an attached single story two-car garage on the rear (west side) of house. The proposal increases the primary lot coverage to 37.36%, 2.36% over the permissible 35%. Request a variance to increase maximum primary lot

coverage to 37.36%, as proposed. Pursuant to 1121.09(a) Maximum Lot Area Coverage, (Ord. 07-2023, Passed 11-20-23)

ADJOURN

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nocht at (216) 529-5906 michelle.nochta@lakewoodoh.net."



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Application Cover Page

Docket No.: 10-19-25

Reference No.: BZA 25-000028

Applicant Name: Lee Pozek, Architect

Project Address: 1070 Rosalie Ave.

Project Name: n/a

Proposal: The applicant proposes the construction of an addition containing an in-law suite on the north side of the existing house and an attached single story two-car garage on the rear (west side) of house. The property is in the R1H, Single-Family High Density District.

To Whom it may concern,

5/20/2025

Please note that my wife, Yang Lu Alexander and I own the property located at 1070 Rosalie Ave in Lakewood, OH. We authorize Mr. Lee Poze K, Architect to submit/Present documents on our behalf for this project in the city of Lakewood, OH.

Thank you very much for your consideration.

Sincerely,

Michael Alexander

Michael B. Alexander

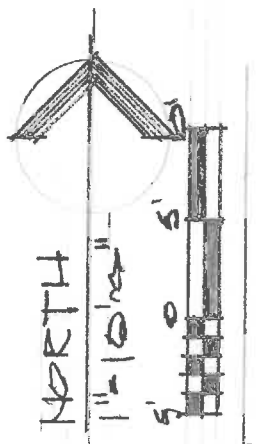
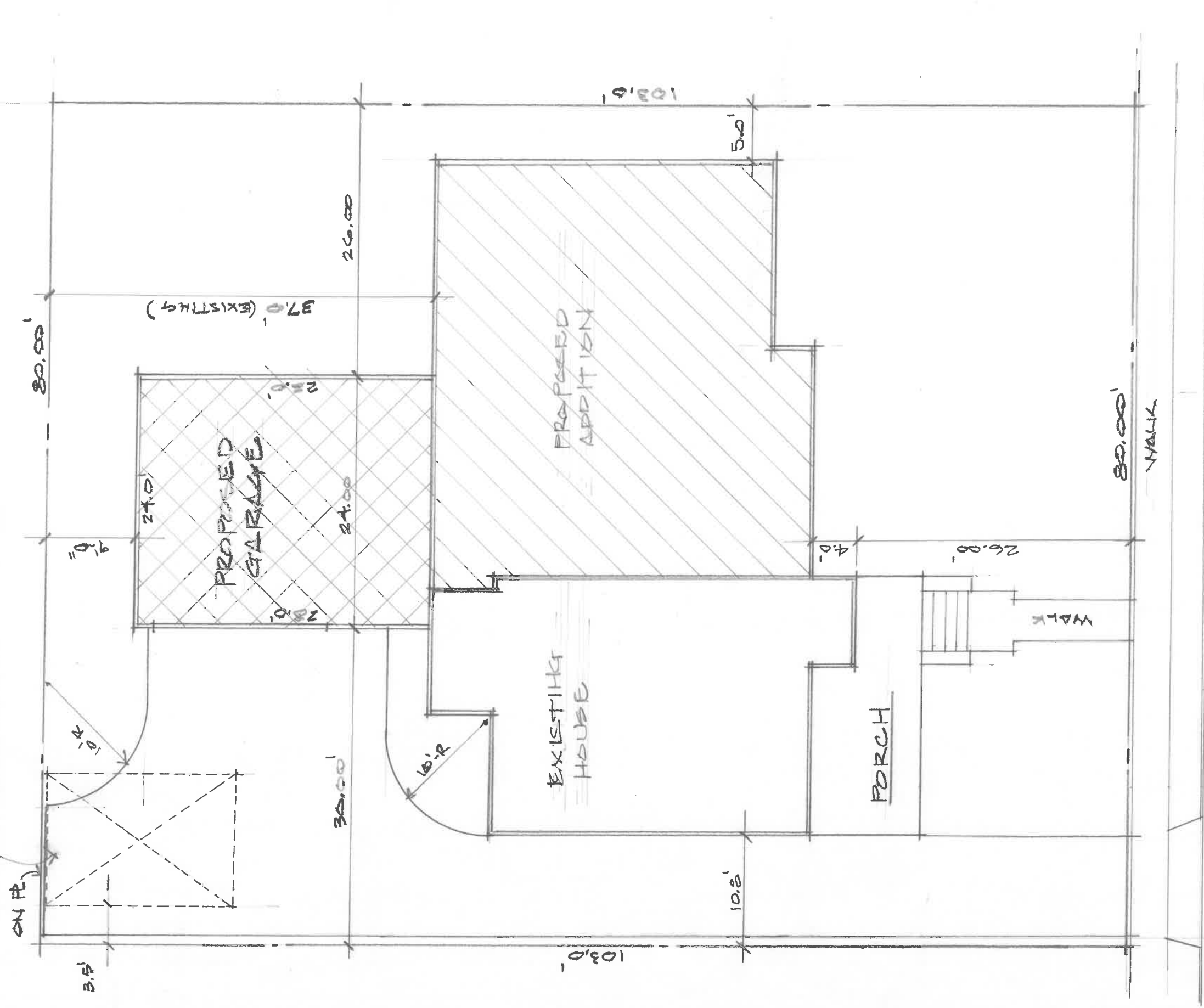
OWNER

1070 Rosalie Ave.

Lakewood, OH 44107

47p

EXISTING GARAGE
TO BE REMOVED



ROSSALIE AVE 44' R/W

INFORMATION FOR SITE PLAN
TAKEN FROM SURVEY SUPPLIED
BY OWNER. ASSUMED CORRECT
TO BE VERIFIED IN FIELD.

VARIANCE REQUEST FOR
ALEXANDER FAMILY
1070 ROSSALIE AVE
LAKESIDE, OHIO

LEE J. POZEK ARCHITECT
 5222 Coldbrook Drive
 Mantua, Ohio 44255
 330-274-2889
 * 25002 9/2/25

DATA SHEET SITE

LOT SIZE (80'x123') 8240 SF

REQ. EXISTING PROPOSED

FRONT SET BACK

REAR YARD

SIDE YARD NORTH

SIDE YARD SOUTH

COMBINED SIDE YARD

40'

5'

10'

15'

26'

37'

45'

10.8

15.8

41'

51'

30' (GARAGE)

15.8'

LOT COVERAGE 35% MAX 12.8% 37.36%

LOT SIZE 8240 SF

BUILDING SIZE 2872.6 SF

FRONT PORCH 206.0 SF

(EXISTING)

3078.6

8240

37.36%

REVISION 9-29-25

VARIANCE REQUEST FOR

ALEXANDER FAMILY
1076 ROSAHE AVE
LAKEWOOD, OHIO

LEE. J. POZEK ARCHITECT

5222 Coldbrook Drive

Mantua, Ohio 44255

330-274-2889

* 25022

9/2/25