



City of Lakewood  
Board of Zoning Appeals

(216) 529-6630  
planning@lakewoodoh.gov

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AMENDED AGENDA  
BOARD OF ZONING APPEALS  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
SEPTEMBER 18, 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 AUGUST 21, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

4. Docket No. 09-18-25  
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 attached garage proposal reduces the rear setback to 9 feet where the requirement is 40 feet, and the existing rear setback is 37 feet. Request

a variance to reduce the rear yard setback to 9 feet, as proposed. Pursuant to 1121.07 Rear Yard Depth, (Ord. 91-96, Passed 10-7-96)

## 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 Nochta at (216) 529-5906 [michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net)."*



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Application Cover Page

Docket No.: 09-18-25

Reference No.: BZA 25-000027

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 Lake Wood, OH. We authorize Mr. Lee Poze K, Architect to submit/Present documents on our behalf for this project in the city of Lake Wood, OH.

Thank you very much for your consideration.

Sincerely,

Michael Alexander

Michael B. Alexander

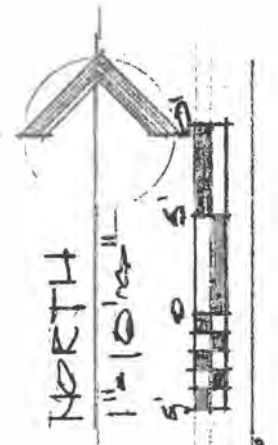
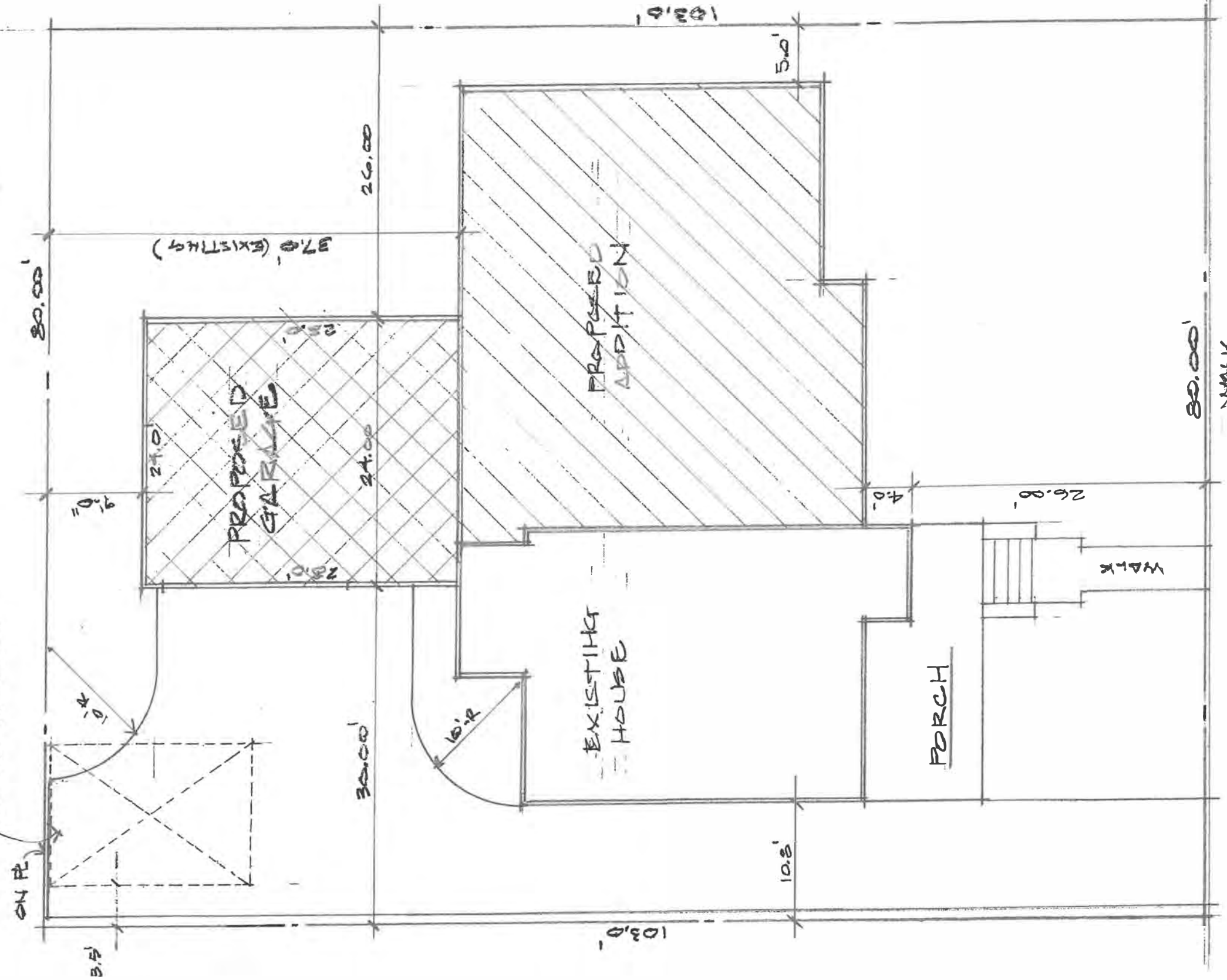
OWNER

1070 Rosalie Ave.

Lake Wood, OH 44107

LJP

EXISTING GARAGE  
TO BE REMOVED



ROSSALIE AVE 44' R/W

80.00' WALK

CURB

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  
 FAKENOOD, OHIO

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

DATA SHEET SITE

LOT SIZE (BOX 108) 8240 SF

	<u>REQ.</u>	<u>EXISTING</u>	<u>PROPOSED</u>
FRONT SET BACK		26'	
REAR YARD	40'	37'	9'
SIDE YARD NORTH	5'	45'	5'
SIDE YARD SOUTH	10'	10.8'	30' (GARAGE)
COMBINED SIDE YARD	15'	15.8'	15.8'

LOT COVERAGE 35% MAX 12.8% 34.8%

LOT SIZE 8240 SF 2872.6 = 3486  
BUILDING SIZE 2872.6 SF 8240

VARIANCE REQUEST FOR  
ALEXANDER FAMILY  
1075 ROSALIE AVE  
LAKEWOOD, OHIO

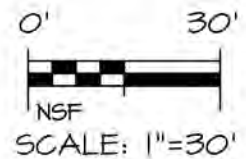
**LEE. J. POZEK ARCHITECT**  
5222 Coldbrook Drive  
Mantua, Ohio 44255  
330-274-2889  
# 25002 9/2/25



## Mortgage Location Survey

I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.

BUYER/OWNER



**Street Address:**  
1070 Rosalie Ave, Lakewood, Ohio 44107

**New Owner:**  
Michael Alexander and Yang Lu Alexander

**Allotment:** Lot Consolidation Survey for 1070 Rosalie Avenue

**Record Info:** Plat Instrument 202405060409

**Client Order No:** 202410146 **Date:** October 15, 2024

**Present Owner:**  
Eric Lowrey and Cynthia Lesiak-Lowrey

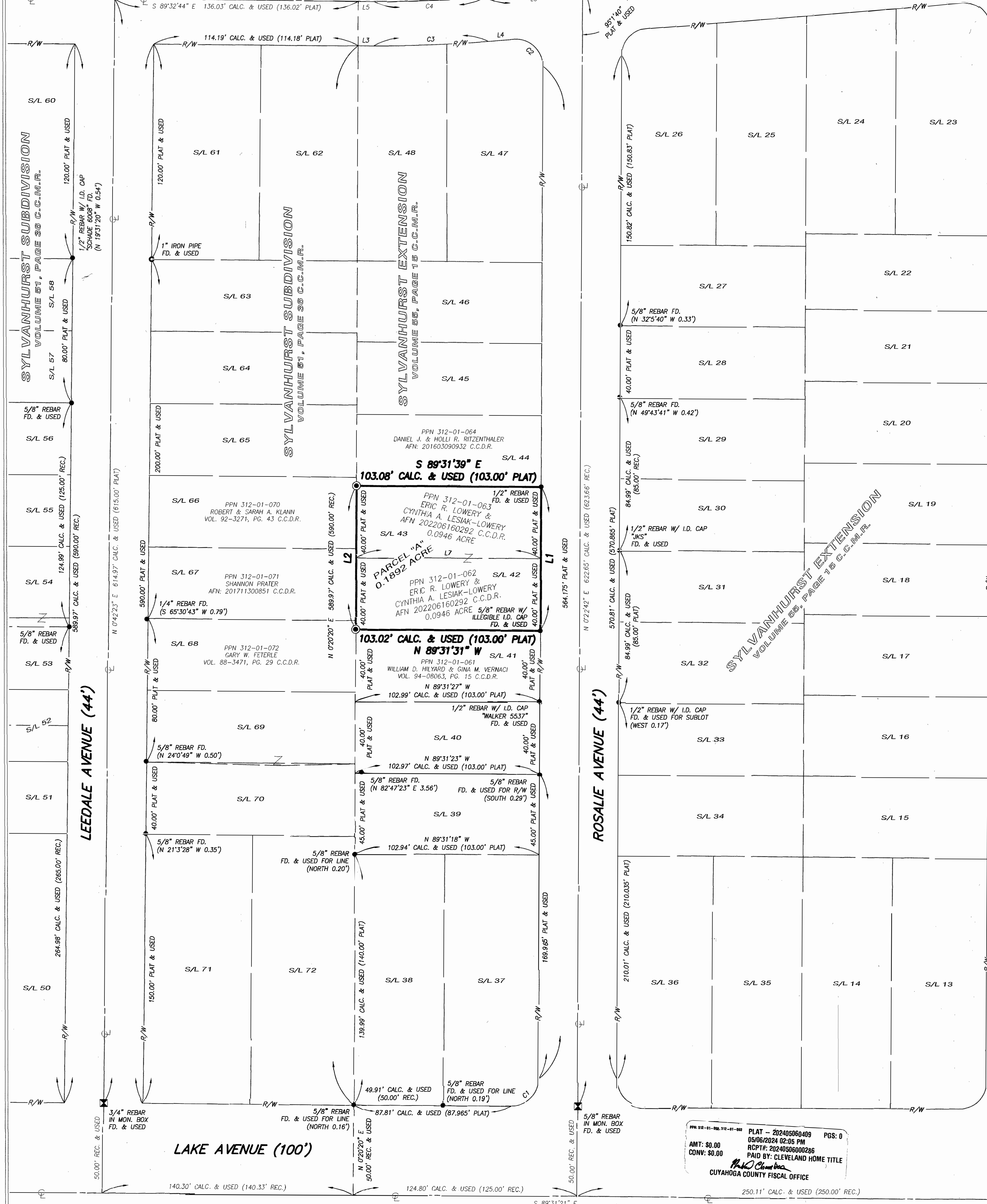
**This is to certify to:**

Ace Title LLC that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

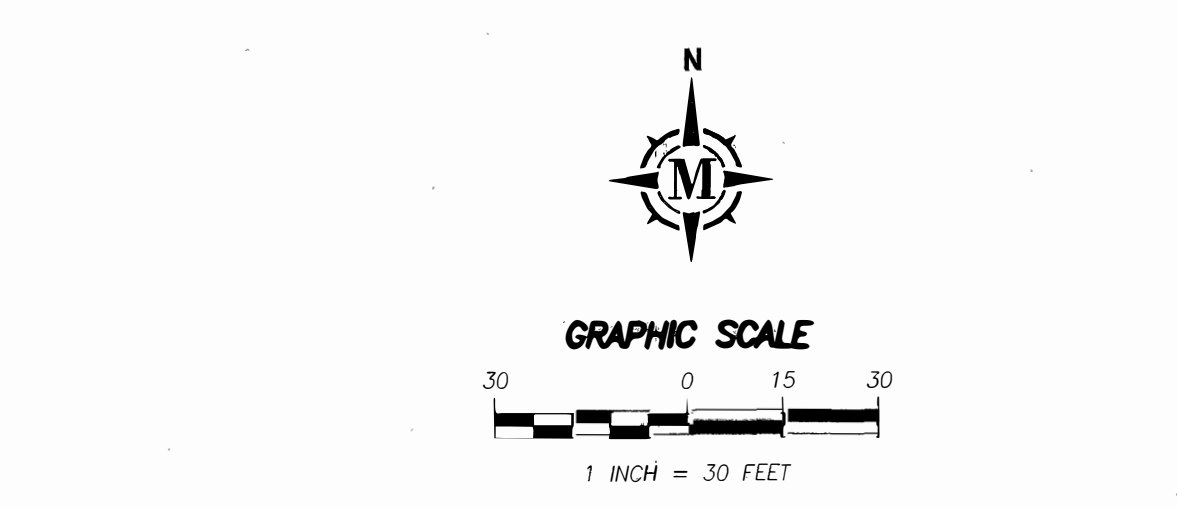
Joseph P. Wilin Jr. - Reg. Surveyor No. 7638

**EDGEWATER DRIVE (50')**  
(FORMERLY LAKE DRIVE)



**APPROVALS**  
 CITY ENGINEER  
 THIS LOT CONSOLIDATION HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD ON THIS 15th DAY OF FEBRUARY, 2022.  
 CITY ENGINEER  
 PLANNING COMMISSION  
 THIS LOT CONSOLIDATION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD ON THIS 4th DAY OF AUGUST, 2022.  
 CHAIRMAN OF PLANNING COMMISSION  
 CLERK OF COUNCIL  
 THIS LOT CONSOLIDATION HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF LAKEWOOD ON THIS DAY OF 2022.  
 N/A  
 CLERK OF COUNCIL

**OWNERS ACCEPTANCE**  
 WE, ERIC R. LOWERY & CYNTHIA A. LESIAK-LOWERY, OWNER OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS LOT CONSOLIDATION AS SHOWN HEREON.  
 SIGNATURE - ERIC R. LOWERY  
 SIGNATURE - CYNTHIA A. LESIAK-LOWERY  
**NOTARY PUBLIC**  
 COUNTY OF CUYAHOGA  
 STATE OF OHIO  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE MENTIONED GEORGE, MAYOR OF THE CITY OF LAKEWOOD, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS FREE ACT AND DEED, PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Lakewood, OHIO, THIS 15th DAY OF FEBRUARY, 2022.  
 NOTARY PUBLIC  
 MARC E. DANN, Attorney  
 COUNTY PUBLIC STATE OF OHIO  
 My commission has no expiration date  
 Section 147.03 O.R.C.



- LEGEND**
- REBAR FOUND AS NOTED
  - 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
  - MONUMENT BOX FOUND AS NOTED
  - PIPE FOUND AS NOTED
  - CENTERLINE
  - R/W RIGHT-OF-WAY
  - CALC. CALCULATED DISTANCE OR ANGLE
  - REC. RECORD DISTANCE OR ANGLE
  - FD. FOUND
  - MON. MONUMENT
  - C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
  - C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
  - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

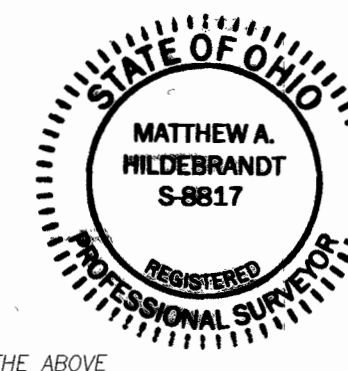
**CURVE DATA**

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	90°05'56" CALC. & USED	15.00' PLAT & USED	23.59' CALC. & USED (23.60' PLAT)	15.03' PLAT & USED	21.23' REC. & USED	N 45°25'41" E
C2	95°01'40" CALC. & USED	15.00' PLAT & USED	24.88' PLAT & USED	16.38' PLAT & USED	22.12' CALC. & USED	N 47°08'08" W
C3	57°07'36" CALC. & USED	715.64' PLAT & USED	64.03' CALC. & USED (64.56' PLAT)	32.04' CALC. & USED	64.01' CALC. & USED	N 87°54'51" E
C4	57°07'36" CALC. & USED	690.64' PLAT & USED	61.80' CALC. & USED	30.92' CALC. & USED (31.126' PLAT)	61.78' CALC. & USED	N 87°54'51" E

**LOT CONSOLIDATION SURVEY**  
 FOR  
**1070 ROSALIE AVENUE**  
 KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 22 OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND BEING ALL OF SUBLOT NOS. 42 & 43 IN SYLVANHURST EXTENSION AS RECORDED IN PLAT VOLUME 55, PAGE 15 OF CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE

**CITY OF LAKEWOOD**  
 COUNTY OF CUYAHOGA - STATE OF OHIO  
**McSteen**  
 LAND SURVEYORS  
 1415 East 286th Street Wickliffe, OH 44092  
 Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION "P" STAMPED "MCSTEEN CA 02236".



*Matthew Hildebrandt* 1-4-23  
 MATTHEW A. HILDEBRANDT  
 REG. PROF. SURV. NO. 8817  
 JOB NO. 22-101  
 FIELD DATE: MAY 17, 2022  
 SURVEY DATE: MAY 24, 2022  
 REVISED: NOVEMBER 23, 2022  
 DRAWN BY: HKS

24x36"  
 This Survey Plat complies with the Cuyahoga County Transfer and Conveyance Standards and is hereby approved.  
 Plat Vol. \_\_\_\_\_ Pg. \_\_\_\_\_  
 T.M. \_\_\_\_\_  
 Agent  
 5/6/2021

**BASIS OF BEARING**  
 BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK)

**SURVEY REFERENCES**

- PLAT VOLUME 55, PAGE 15 C.C.M.R.
- PLAT VOLUME 51, PAGE 36 C.C.M.R.
- CUYAHOGA COUNTY DEEDS OF RECORD.
- CUYAHOGA COUNTY TAX MAP RECORDS.

**AREA OF SURVEYED PREMISES**

PPN 312-01-062	0.0946 ACRE
PPN 312-01-063	0.0946 ACRE
<b>TOTAL AREA</b>	<b>0.1892 ACRE</b>

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 0°22'42" W	80.00' PLAT & USED
L2	N 0°20'20" E	80.00' PLAT & USED
L3	S 89°31'21" E	8.64' CALC. & USED (8.817' PLAT)
L4	N 85°21'02" E	14.39' CALC. & USED (13.50' REC.)
L5	S 89°09'42" E	8.70' CALC. & USED (8.874' PLAT)
L6	S 85°21'02" W	55.06' CALC. & USED (54.204' PLAT)
L7	S 89°31'35" E	103.05' CALC. & USED (103.00' PLAT)

PLAT - 202405060409 PGS: 0  
 05/06/2024 02:35 PM  
 AMT: \$0.00  
 CONV: \$0.00  
 RCPY: 2024050600226  
 PAID BY: CLEVELAND HOME TITLE  
 CUYAHOGA COUNTY FISCAL OFFICE



PLAT DATA SHEET

Plat Title: Lot Consolidation for 1070 Rosalie Avenue

Eric R. Lowery & Cynthia A. Lesiak

Plat Type: Consolidation

Municipality: Lakewood

Township: Original Rockport Township Section 22

Parent Parcel Numbers: 312-01-062 , 312-01-063 , \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_

\_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_

\_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_

Number of New parcels created: 1

Number of deeds filed with plat: 0

Plat Size: 24x36"

Date Filed: 5-6-2024

Recorder's Fee: \_\_\_\_\_

PPN: 312-01-062, 312-01-063    PLAT - 202405060409    PGS: 0  
05/06/2024 02:05 PM  
AMT: \$0.00    RCPT#: 20240506000286  
CONV: \$0.00    PAID BY: CLEVELAND HOME TITLE  
*Mark Chamberlain*  
CUYAHOGA COUNTY FISCAL OFFICE

**New Parcels**  
New Parcel Numbers are subject to change

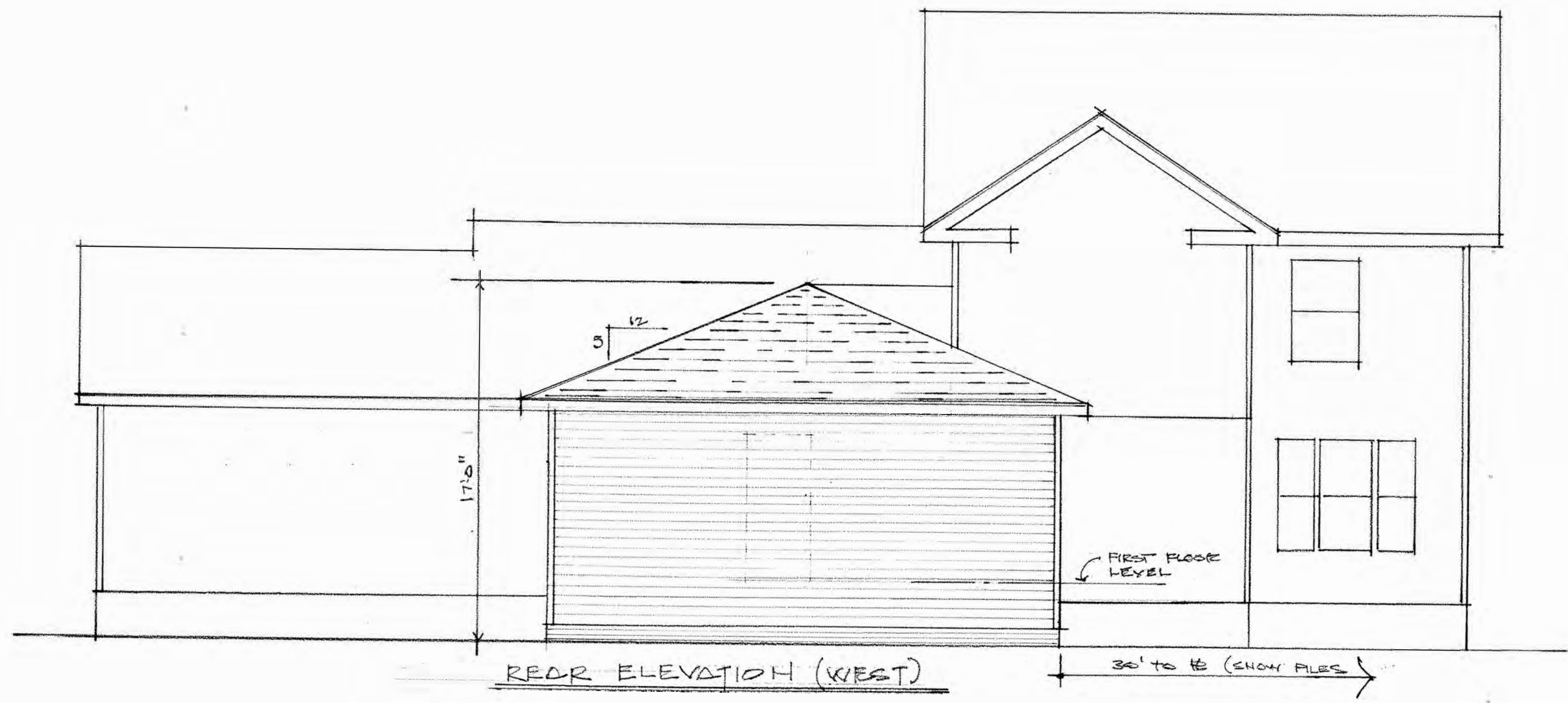
Parcel Name/Sublot:

Proposed Permanent Parcel Number:

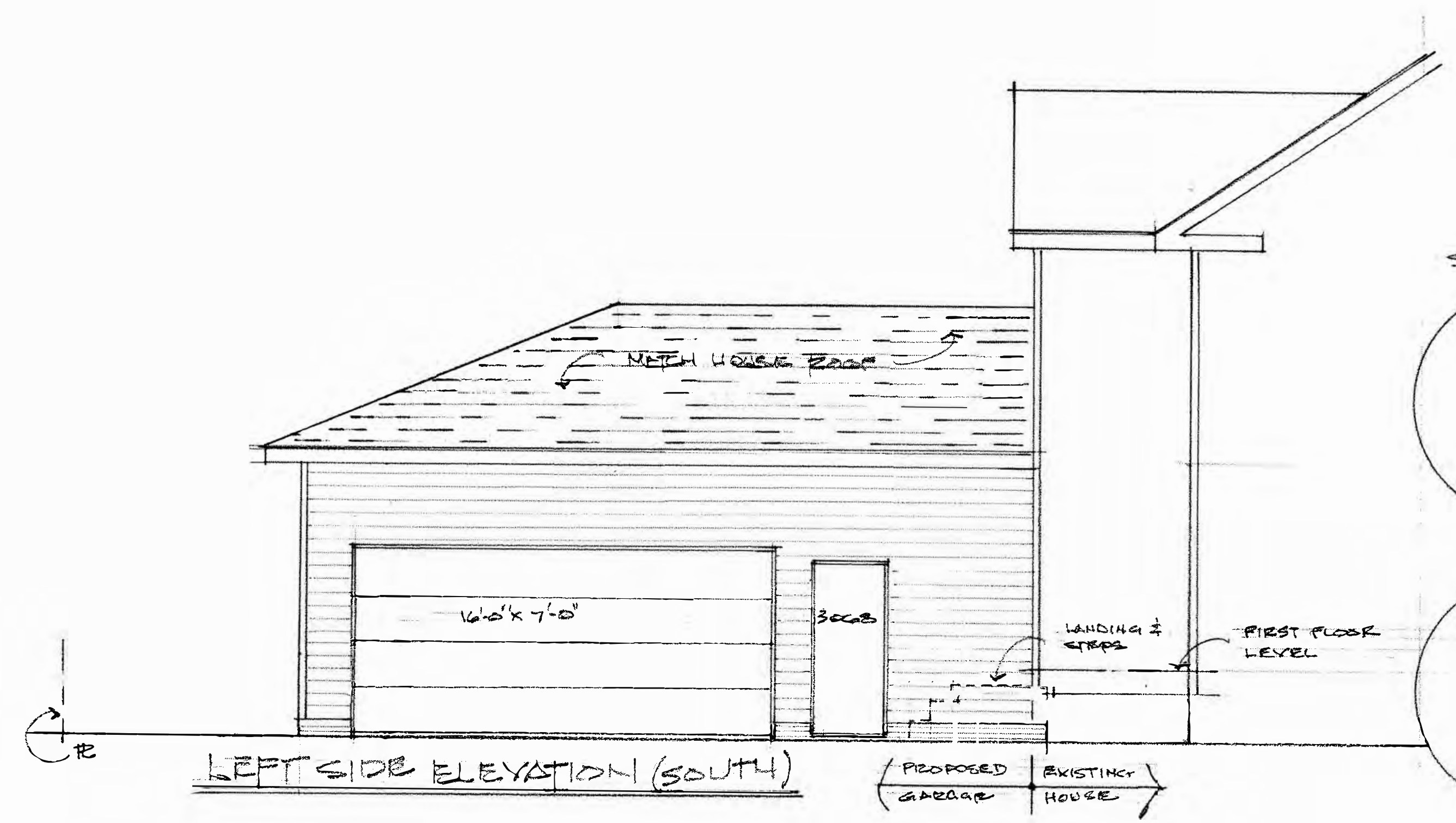
Parcel "A" (Eric & Cynthia)  
\_\_\_\_\_  
\_\_\_\_\_  
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312-01-124  
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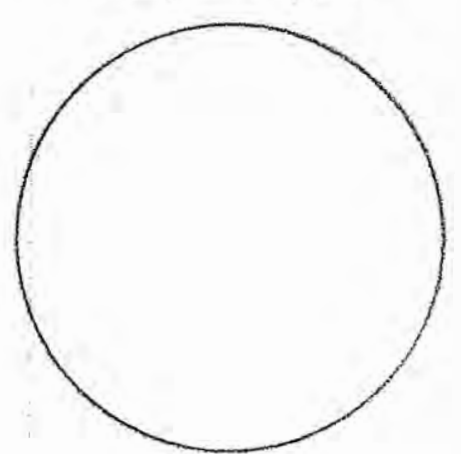
LEE J. POZEK ARCHITECT  
5222 Coldbrook Drive  
Mantua, Ohio 44255  
330-274-2889



PROPOSED ADDITION  
ALEXANDER FAMILY  
1070 ROSALIE AVE  
LAKEWOOD, OHIO



SEPT 7, 25



25002

