



City of Lakewood
Board of Zoning Appeals

(216) 529-6630
planning@lakewoodoh.gov

MINUTES
BOARD OF ZONING APPEALS
REVIEW MEETING
LAKEWOOD CITY HALL
OCTOBER 16, 2025
6:30 P.M.
RECORDING AVAILABLE
<https://www.lakewoodoh.gov/videos-2/>

6:00 p.m. Pre-Review Meeting

Members Present

Michael Alexander, Chair - Absent
Jillian Bolino
Matt Markling - Absent
Jeffrey Pigott, Vice Chair
Anthony Santiago

Administrative Staff

Michelle Nochta, Senior Planner, Secretary
Justin Maskaluk, Property Maintenance Inspector
Myriam Miranda, Chief Prosecutor

The board reviewed the presentation with the board secretary in preparation for the regular meeting, noting the application had been heard the previous month in full detail, the second request was before the board due to a calculation error not a change to the plans. Ms. Miranda noted that he would advise the applicants in the regular meeting that with only three members present, each applicant would need all three members to vote to approve to receive a variance, applicants could choose to defer prior to voting.

1. ROLL CALL

Members Present

Jillian Bolino
Jeffrey Pigott, Vice Chair
Anthony Santiago

Administrative Staff

Michelle Nochta, Senior Planner, Secretary
Justin Maskaluk, Property Maintenance Inspector
Myriam Miranda, Chief Prosecutor

A motion was made by Ms. Bolino, seconded by Mr. Santiago to EXCUSE the absences of Michael Alexander, Chair and Matt Markling. All the members voted yea, the motion passed.

2. APPROVE MINUTES OF THE SEPTEMBER 18, 2025 MEETING

A motion was made by Mr. Santiago, seconded by Ms. Bolino to **APPROVE** the September 18, 2025 meeting minutes. All the members voted yea, the motion passed.

3. OPENING REMARKS

Ms. Nocht read the Opening Remarks into record.

NEW BUSINESS

1. 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)

Lee Pozek, Architect, applicant, was present to explain the request. Discussion ensued about square footage. Administrative comments were provided. No public comment was received prior to the meeting. Public comment was taken. The project would be presented to the Architectural Board of Review. There was no further discussion.

A motion was made by Mr. Santiago, seconded by Ms. Bolino to **APPROVE** Docket No. 10-19-25 as presented. Ms. Bolino, Mr. Pigott, and Mr. Santiago voted yea; the motion passed.

ADJOURN

A motion was made by Ms. Bolino, seconded by Mr. Santiago to **ADJOURN** the meeting at 6:41 p.m. All the members voted yea; the motion passed.

11/20/2025 JS



Signature

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. John P. Poff
- 2. Michael Ampacher
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- MANTRA
- [Signature]
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, October 16, 2025

Board of Zoning Appeals

Board Pre-review in the East Conference room between 6:00-6:30 p.m.
Regular Meeting begins in the Auditorium at 6:30 p.m.



City of Lakewood Department of Planning and Development

Board of Zoning Appeals -Staff

- Michelle Nochta, Board Secretary
- Andrew Fleck, Legal Counsel
- Justin Maskaluk, Building Dept.

Board of Zoning Appeals Members

- Michael Alexander, Chair
- Jeffrey Pigott, Vice Chair
- Jillian Bolino, member
- Matt Markling, member
- Anthony Santiago, member

Board of Zoning Appeals 1173.04

Variances

Factors to be considered and weighed when determining whether an applicant will experience practical difficulty:

1. Whether there exist site conditions (narrowness, shallowness, or topography) unique to property in question that are not applicable generally to other lands or structures in same zoning district;
2. Whether property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether property in question abuts a less restrictive zoning district;
3. Whether property in question will yield a reasonable return or whether there can be any beneficial use of property without the variance(s);
4. Whether variance(s) is substantial;
5. Whether essential character of neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);
6. Whether variance(s) would adversely affect delivery of governmental services (e.g., water, sewer, refuse removal);
7. Whether property owner purchased property with knowledge of zoning restriction;
8. Whether property owner's predicament feasibly can be obviated through some method other than a variance(s); and
9. Whether spirit/intent of Code would be observed, and substantial justice done by granting the variance(s).

(Ord. 91-95. Passed 10-7-1996.)

Board of Zoning Appeals

Thursday, October 16, 2025

Agenda

1. Roll Call
2. Approve meeting minutes of the September 18, 2025
3. Opening Remarks

New Business

4. 1070 Rosalie Ave



Docket No. : 10-19-25

1070 ROSALIE AVE

Docket No. 10-19-25

1070 Rosalie Ave.

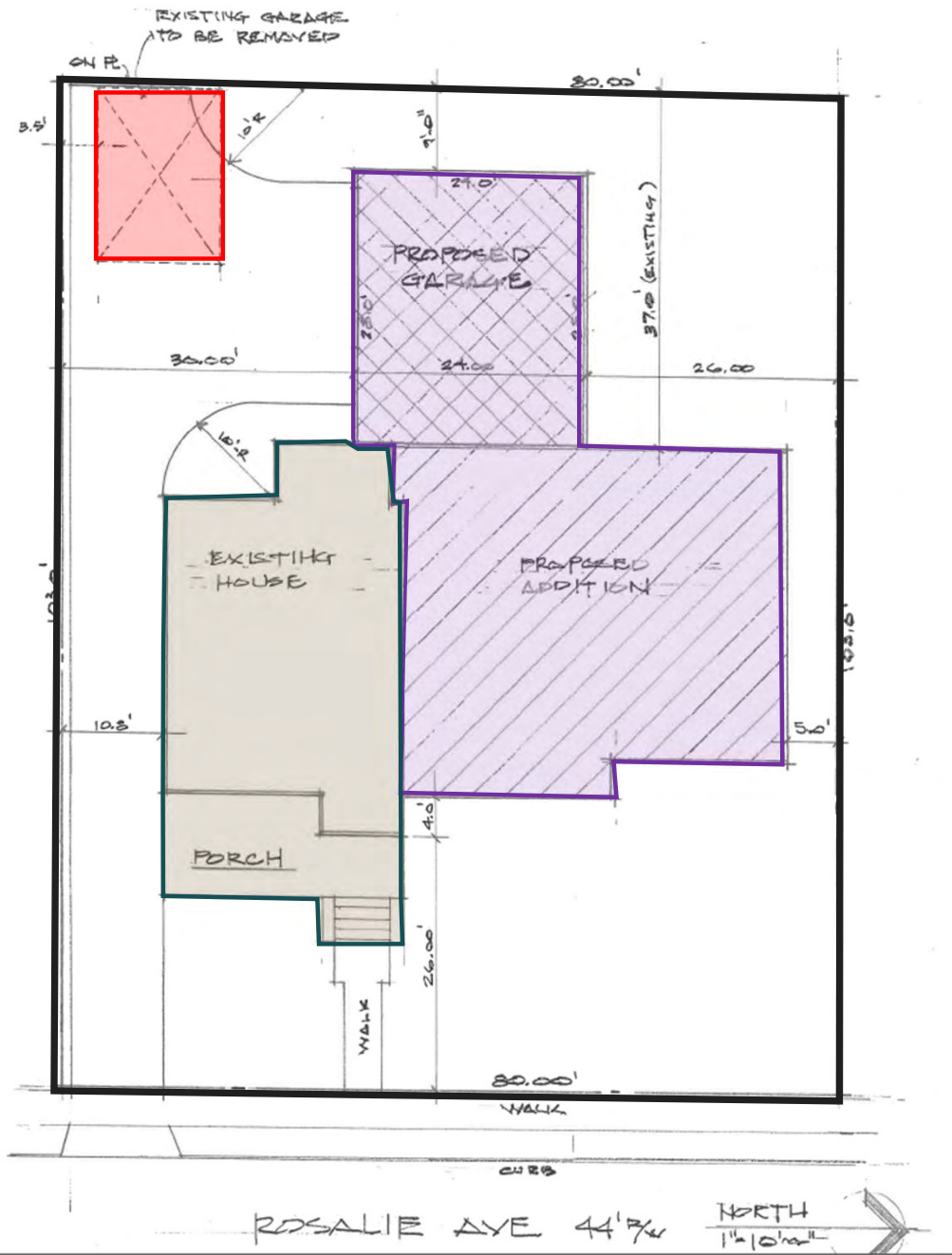
Docket No. 10-19-25

1070 Rosalie Ave.

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Docket No. : 10-19-25 1070 ROSALIE AVE
SITE PLAN + ELEVATIONS + PLAT+ PHOTOS



Docket No. : 10-19-25

1070 ROSALIE AVE



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1070 ROSALIE AVE



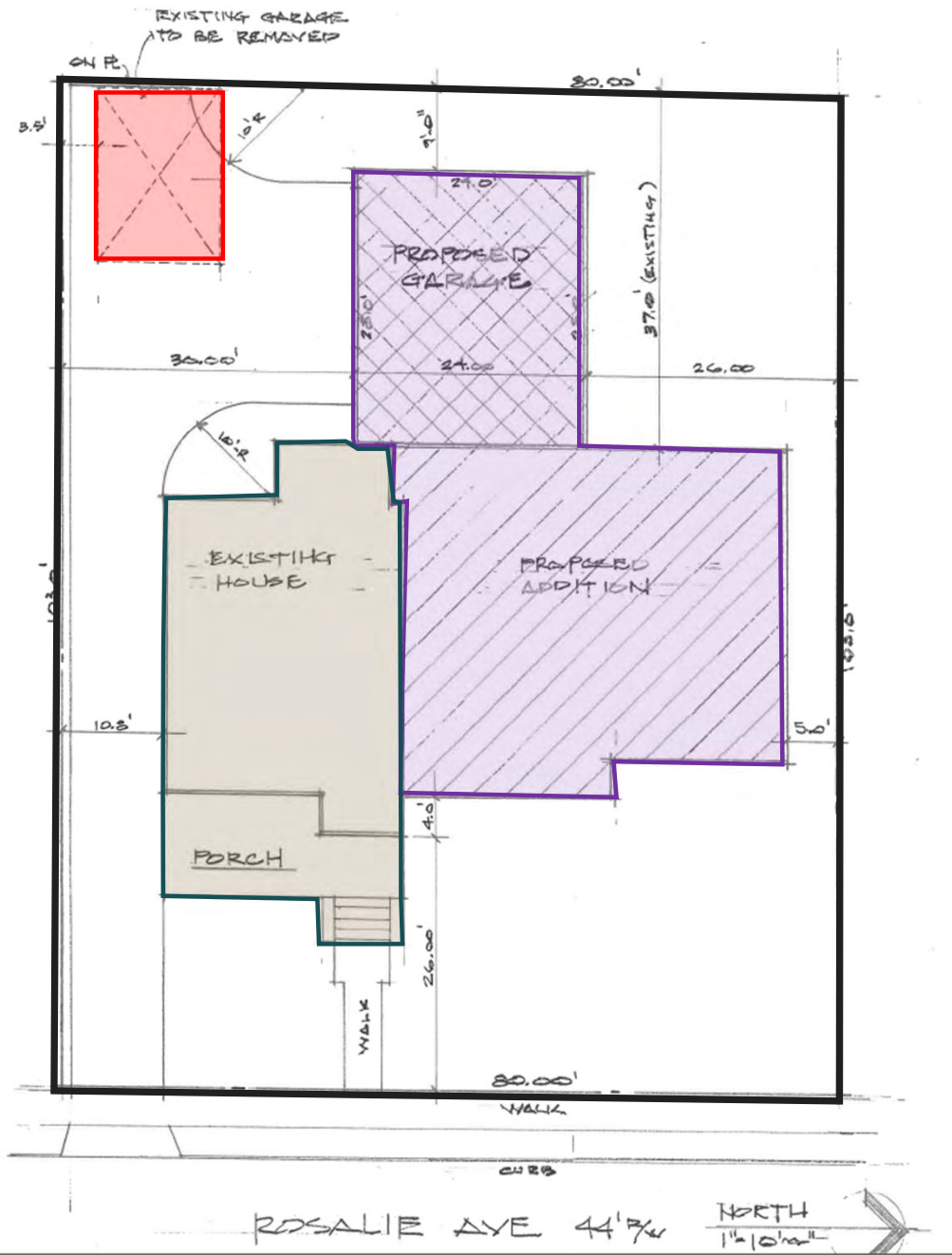
Docket No. : 10-19-25

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SITE PLAN + ELEVATIONS + PLAT+ PHOTOS



Docket No. : 10-19-25 1070 ROSALIE AVE
SITE PLAN + ELEVATIONS + PLAT+ PHOTOS

DATA SHEET SITE

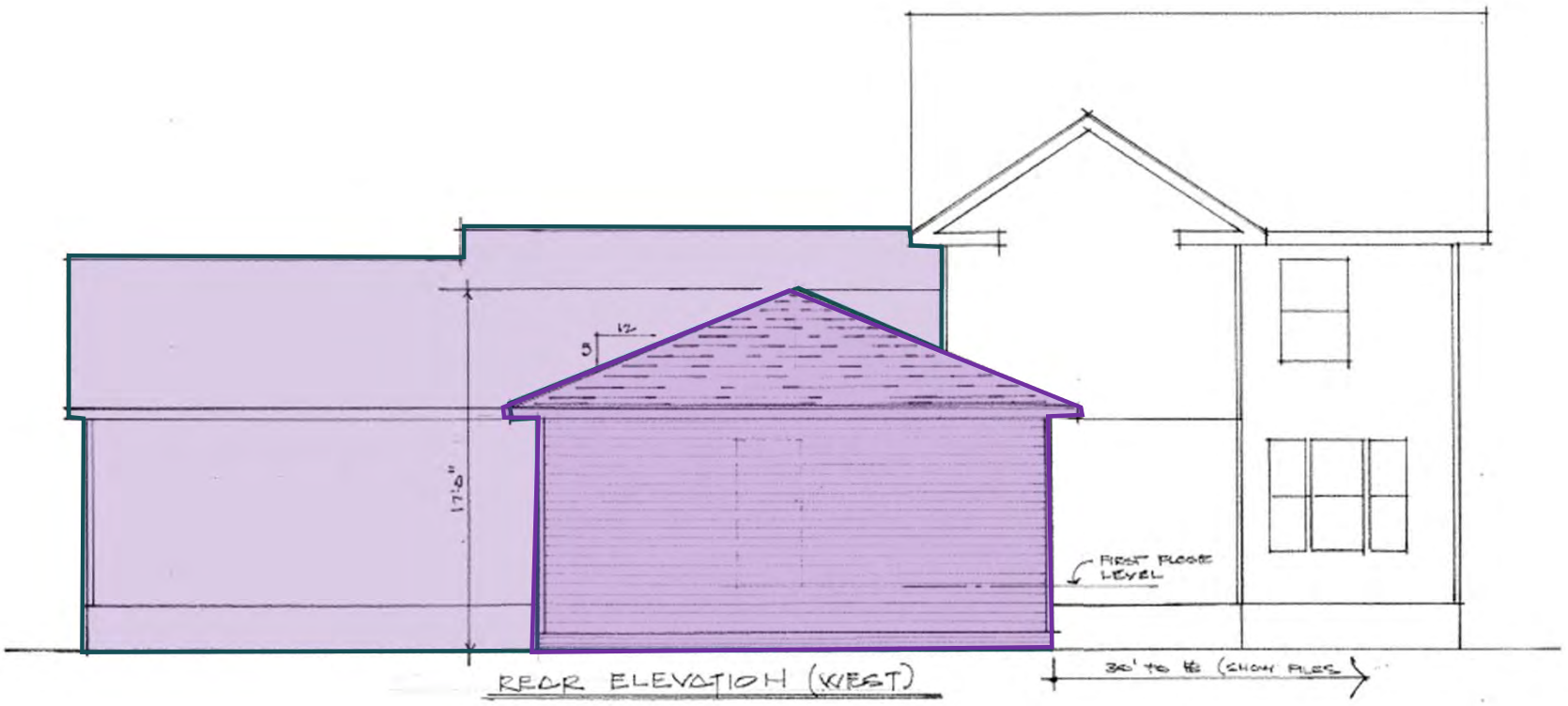
LOT SIZE (30'x103') 8240 SF

	<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	36' (GARAGE)
COMBINED SIDE YARD	15'	15.8	15.8'
LOT COVERAGE	35% MAX	12.8%	37.36%
LOT SIZE	8240 SF		
BUILDING SIZE	2872.6 SF		
FRONT PORCH (EXISTING)	206.0 SF		
		$\frac{3078.6}{8240}$	37.36%

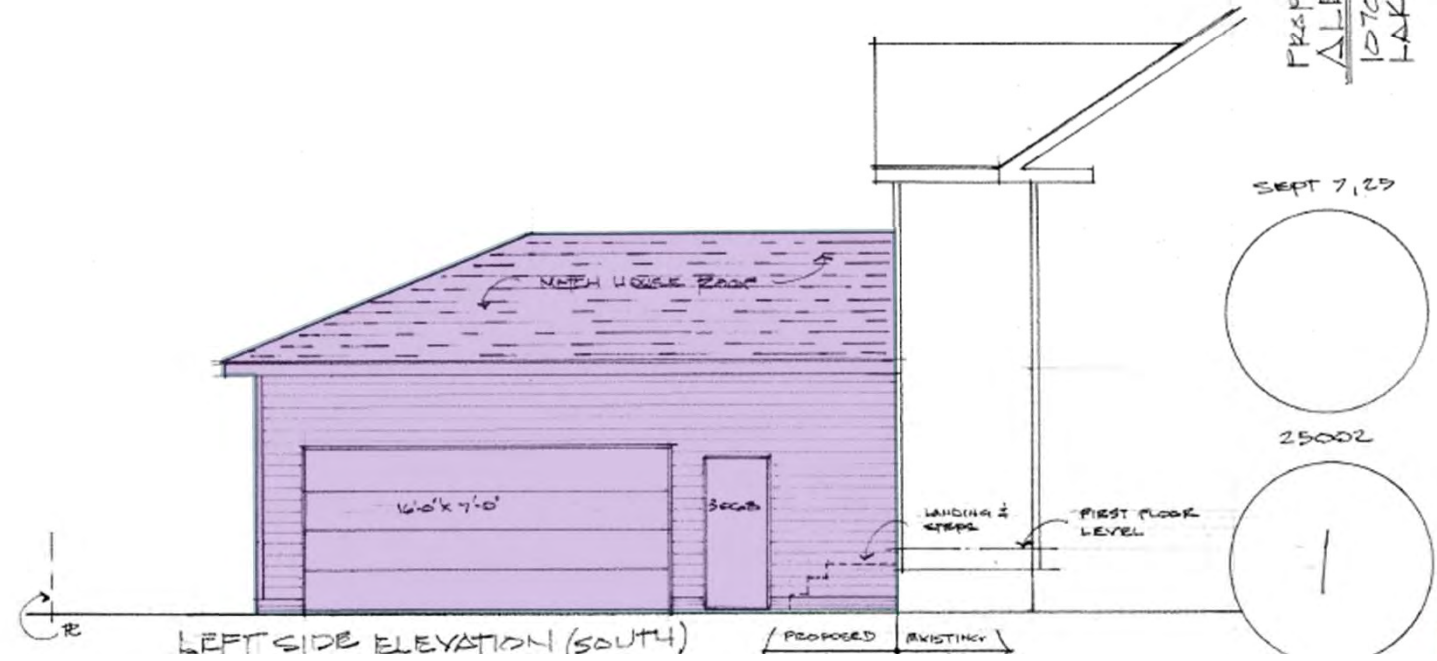
REVISED 9-29-23

Existing home – approx. 1,200 sq. ft.
 With proposed addition 3,078.6 sq. ft.
 (NOTE: 672 sq.ft is the garage, so without garage total for house and porch is 2,407 sq. ft. dwelling .

LEE J. POZEK ARCHITECT
5222 Goldbrook Drive
Mantua, Ohio 44255
330-274-2899

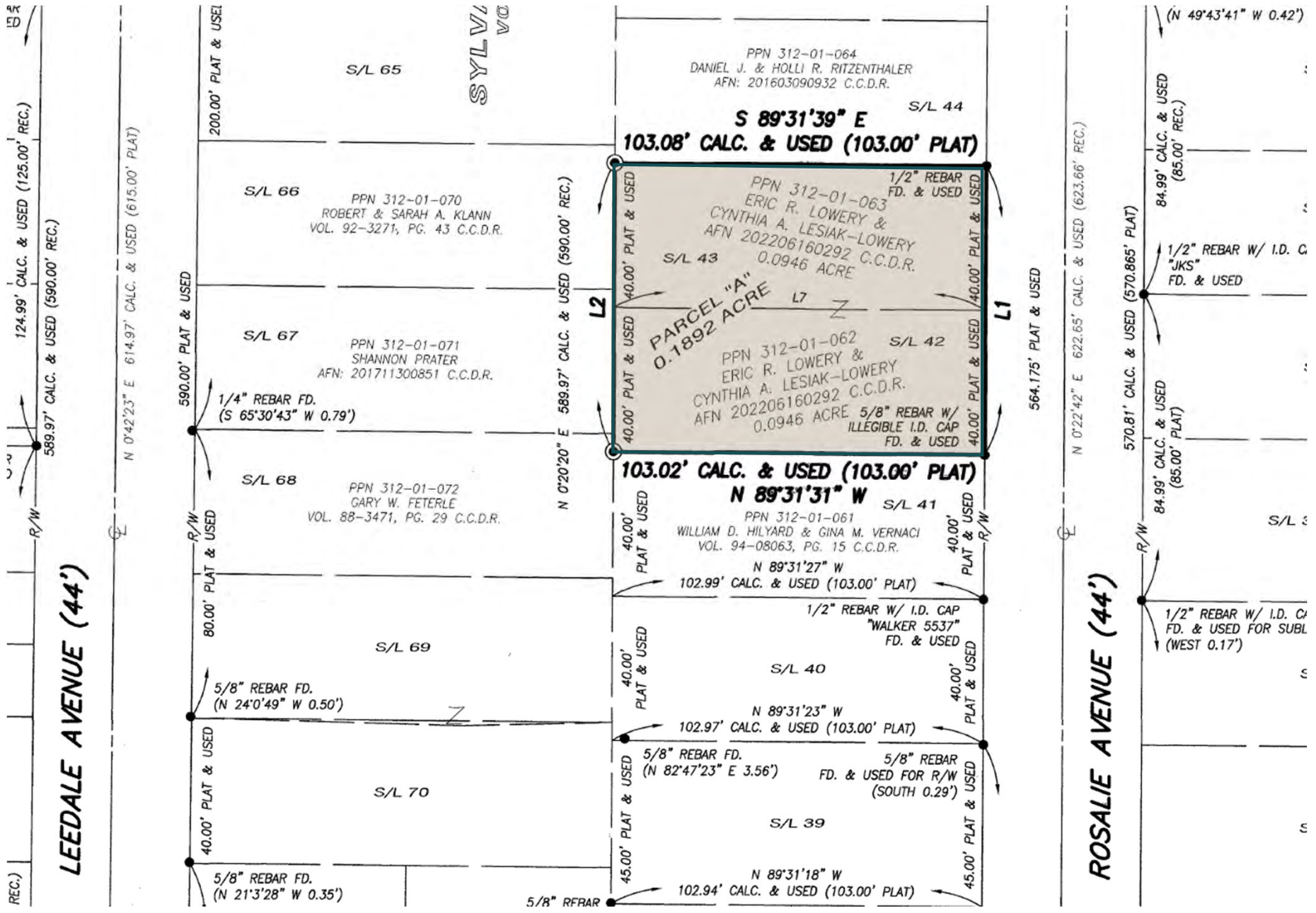


PROPOSED ADDITION
ALEXANDER FAMILY
1070 ROSA LIE AVE
LAKEWOOD, OHIO



SEPT 7, 20

25002



LEEDALE AVENUE (44')

ROSALIE AVENUE (44')

S 89°31'39" E
103.08' CALC. & USED (103.00' PLAT)

N 89°31'31" W
103.02' CALC. & USED (103.00' PLAT)

PARCEL "A"
0.1892 ACRE

S/L 65

S/L 66

S/L 67

S/L 68

S/L 69

S/L 70

S/L 44

S/L 43

S/L 42

S/L 41

S/L 40

S/L 39

PPN 312-01-070
ROBERT & SARAH A. KLANN
VOL. 92-3271, PG. 43 C.C.D.R.

PPN 312-01-071
SHANNON PRATER
AFN: 201711300851 C.C.D.R.

PPN 312-01-072
GARY W. FETERLE
VOL. 88-3471, PG. 29 C.C.D.R.

PPN 312-01-064
DANIEL J. & HOLLI R. RITZENTHALER
AFN: 201603090932 C.C.D.R.

PPN 312-01-063
ERIC R. LOWERY &
CYNTHIA A. LESIAK-LOWERY
AFN 202206160292 C.C.D.R.

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ERIC R. LOWERY &
CYNTHIA A. LESIAK-LOWERY
AFN 202206160292 C.C.D.R.

PPN 312-01-061
WILLIAM D. HILYARD & GINA M. VERNACI
VOL. 94-08063, PG. 15 C.C.D.R.

1/2" REBAR W/ I.D. CAP
"WALKER 5537"
FD. & USED

5/8" REBAR FD. (N 82°47'23" E 3.56')
5/8" REBAR FD. & USED FOR R/W (SOUTH 0.29')

84.99' CALC. & USED (85.00' REC.)

570.81' CALC. & USED (570.865' PLAT)

84.99' CALC. & USED (85.00' PLAT)

1/2" REBAR W/ I.D. CAP
FD. & USED FOR SUBL
(WEST 0.17')

124.99' CALC. & USED (125.00' REC.)
589.97' CALC. & USED (590.00' REC.)

N 0°42'23" E 614.97' CALC. & USED (615.00' PLAT)

N 0°20'20" E 589.97' CALC. & USED (590.00' REC.)

N 0°22'42" E 622.65' CALC. & USED (623.66' REC.)

564.175' PLAT & USED

(N 49°43'41" W 0.42')

200.00' PLAT & USED

590.00' PLAT & USED

80.00' PLAT & USED

40.00' PLAT & USED

5/8" REBAR FD. (N 21°3'28" W 0.35')

40.00' PLAT & USED

40.00' PLAT & USED

40.00' PLAT & USED

40.00' PLAT & USED

40.00' PLAT & USED

45.00' PLAT & USED

5/8" REBAR

40.00' PLAT & USED

40.00' PLAT & USED

40.00' PLAT & USED

40.00' PLAT & USED

40.00' PLAT & USED

45.00' PLAT & USED

45.00' PLAT & USED

S/L 3

S

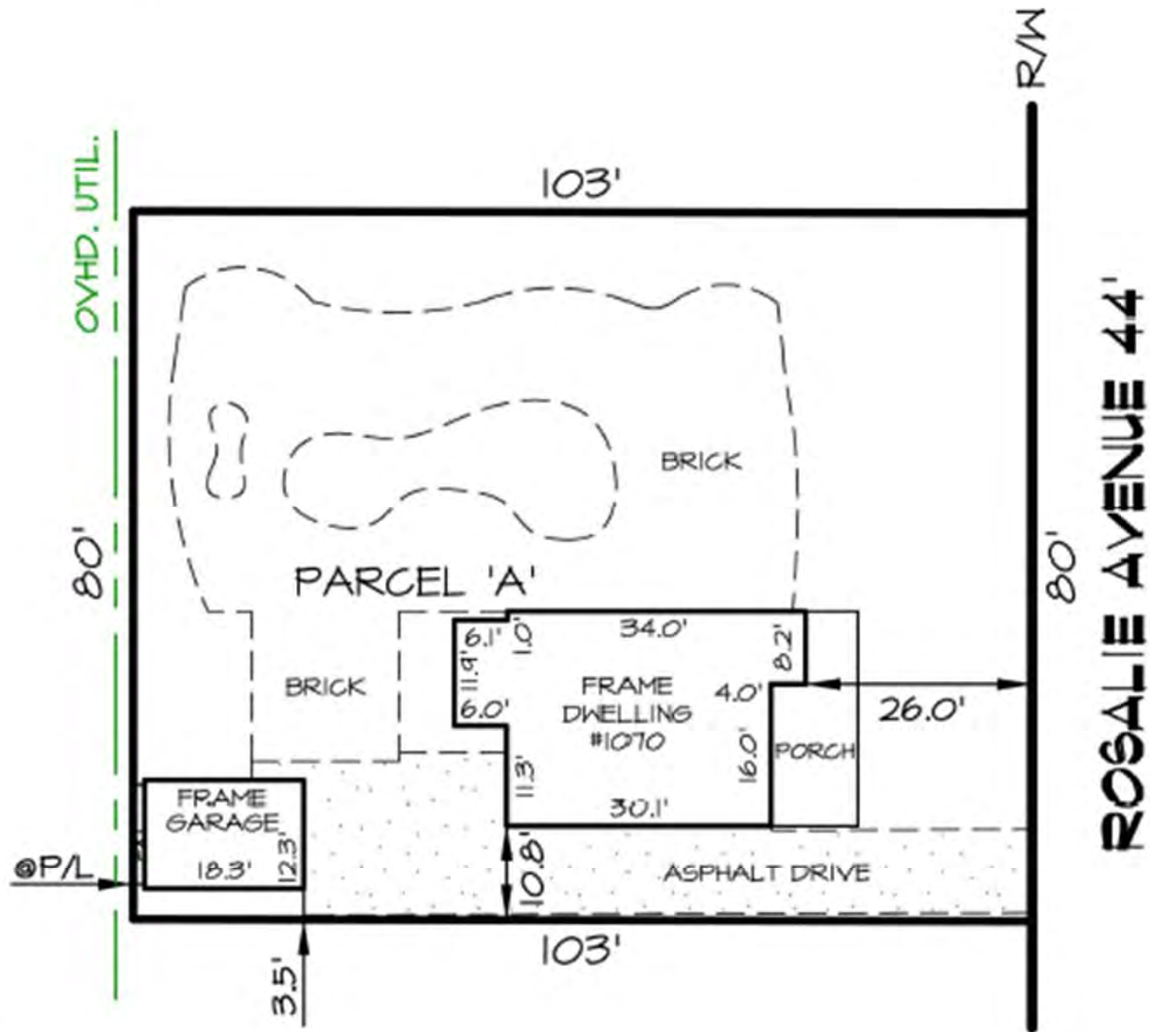
S

Docket No. : 10-19-25

1070 ROSALIE AVE

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

BUYER/OWNER



1173.04 Variances (page 1 of 2)**Nine Elements of Practical Difficulty. Owner's responses to questions below.**

(1) (Q) Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district;

(1) (A) Yes. The Proposed addition to the north of the existing home will include an attached garage as well as a full first floor in-law suite and is intended for aging parents to live with property owner and their young children.

In June and July 2025, the Property owner submitted a proposal that met all zoning code setbacks to the ARB. This proposal included the attached garage in the front of the proposed addition which was met with some resistance from the Board. After reviewing options related to the location of the attached garage, the homeowners changed the location of the attached garage from the front of the addition to within the rear setback. The homeowners believe that the attached garage and livable space included in the proposed addition are both necessary components to provide the best quality of life for the aging parents who will be using this space as they age on the first floor of the home addition and utilizing the attached garage to avoid the many months of inclement weather in NE Ohio.

The FAR of the proposal is within the requirements as well as side and front setbacks. The only variance being requested is for the rear setback due to the garage being attached. If the garage were smaller and detached, there would likely be no need for a variance request as detached garages can be built within 2 of the rear/side property lines in this zoning district. All of the livable space in the proposed addition are within the rear, side, and front setbacks and meet the FAR requirements. Only the attached garage is within the rear setback and requires a variance. No height or other variances are being requested at this time.

1173.04 Variances (page 1 of 2)

Nine Elements of Practical Difficulty. Owner's responses to questions below.

(1)(Q) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

(1)(A) The property is a R1H high density zoning district and while this lot is larger than other lots on Rosalie Avenue, it is much smaller than other parcels in the same R1H district on Edgewater Avenue that have buildings with much larger sq. ft. footprints. Applicant believes the request is a minimal variance as it's just over 2% above the code limits for FAR. With the granting of this variance, the applicant will have the ability to provide adequate space for all 3 generations who plan to occupy the home for years into the future.

(2)(Q) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;

(2)(A) There are some other neighboring properties on Rosalie Avenue that do not conform to zoning setbacks. Additionally, Edgewater Avenue homes are in the same zoning district, but the lots are substantially larger. These larger homes are just a few houses away from the subject home which allows those homeowners to build a much larger building footprints.

(3)(Q) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);

(3)(A) The intent of this proposed addition is to offer first floor living space for the applicants aging parents. The applicant will need the proposed footprint to ensure aging parents can age in place in the first floor space, while allowing all 3 generations to coexist in the home and still have their own private spaces for many years to come.

1173.04 Variances: Nine Elements of Practical Difficulty. Owner's responses to questions below(2 of 2)

(4) (Q)Whether the variance(s) is substantial;

(4)(A) The property owner believes that the variance requested is minimal because the livable space in the addition proposal is within the FAR and all other setbacks requirements. Only the attached garage is within the rear setback and needs a variance request due to it being attached instead of detached. If the proposed garage were smaller and detached, no variance would likely be needed.

(5)(Q)Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);

(5)(A) This is a rare double lot in a high density district and the owner will ensure that the addition blends in to the character of the neighborhood and is approved by the ARB.

(6)(Q)Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);

(6)(A) N/A

1173.04 Variances: Nine Elements of Practical Difficulty. Owner's responses to questions below(2 of 2)

(7)(Q) Whether the property owner purchased the property with knowledge of the zoning restriction;

7(A) It was not the owners intent to ever come to the BZA for their addition project. The Owners original intent and proposals for this addition have evolved many times since they purchased the home last year and the current site plan in this request will provide the best spaces for the applicants aging parents and young children and this is why they have made the decision to apply for this variance at this time.(8) (Q)

Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

(8)(Q) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and

(A) Owner originally attempted to have a different design with garage in the front of the building, but was met with resistance from the ARB. Based on this outcome, the owner revised the plans to include additional living space that will be essential to the occupants and beneficial to the property and neighborhood.

(9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

(9) (A) The owner believes that this request is very minimal and the intent of the code is still maintained as they wish to utilize all first floor living space for their aging parents for years to come in to the future.

ADMINISTRATIVE COMMENTS

- The request is for less than 3% and is categorized as a minor area variance which can be approved administratively with the sign-off of all abutting neighbors. There are 6 abutting neighbors, the applicant decided to come to the board due to the difficulty of meeting with each neighbor individually and reviewing the plans in the time allotted.
- The applicant's preference is to have an attached garage for the aging-in place in-law suite they are adding so that 3 generations of their family can live together in one home, if the garage were detached the lot coverage would be permitted.
- The proposal will be reviewed by ABR. The applicant has been advised of the guidelines that must be met to receive an approval for a front facing garage from ABR and for the addition from ABR based on previously submitted elevations.

ADMINISTRATIVE COMMENTS

- Currently the existing home is the smallest on the block, there are 7 homes on the west side of Rosalie between Lake Ave. and Edgewater drive.
- Of the seven homes, 1070 Rosalie is currently just under 1,000 sq. ft., with the average house size being 1,300 sq. ft , and the largest home of the seven being 1,665 sq. ft.
- These building footprints and lotsizes are from the Cuyahoga County Auditor's website

ADMINISTRATIVE COMMENTS

Number	Street	House	Lot Size in Sq. Ft. (Approx.)	Current primary lot coverage	Proposed lot coverage
1054	Rosalie	1330	4,635	29%	
1060	Rosalie	1400	4,120	34%	
1064	Rosalie	1375	4,120	33%	
1070	Rosalie	996	8,240	12%	37.36
1076	Rosalie	1152	4,120	28%	
1080	Rosalie	1280	4,120	31%	
1084	Rosalie	1665	4,635	36%	

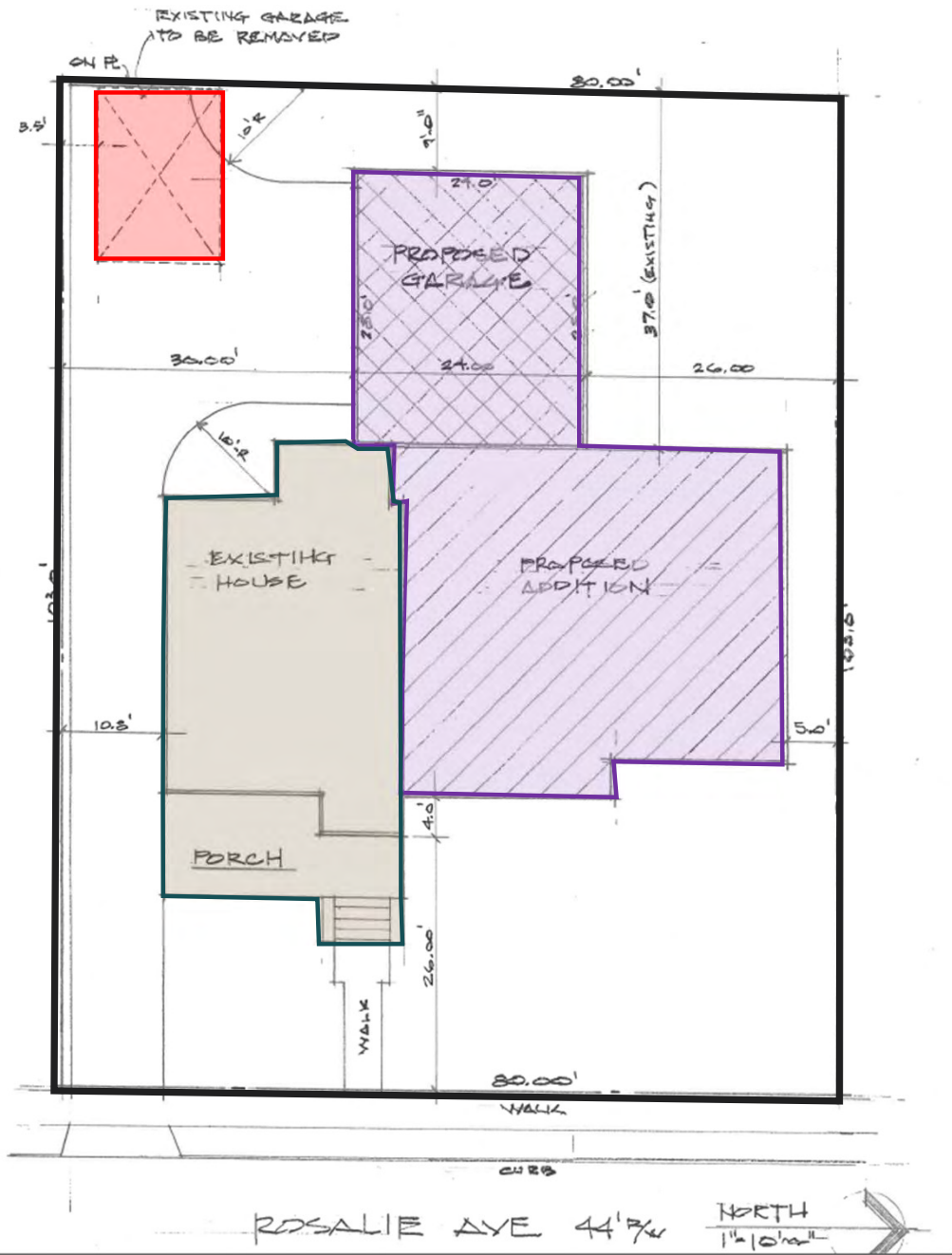
PUBLIC COMMENT

Received via Phone-

Received via email-with originally submitted dimensions-support

Meeting attendee(s)

Docket No. : 10-19-25 1070 ROSALIE AVE
SITE PLAN + ELEVATIONS + PLAT+ PHOTOS



Docket No. : 10-19-25 1070 ROSALIE AVE
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1070 ROSALIE AVE

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Adjourn



Thank you!

City of Lakewood Contact:

Michelle Nohta, AICP

Senior Planner and ADA Coordinator

(216)529-5906

Michelle.Nohta@LakewoodOH.gov

