

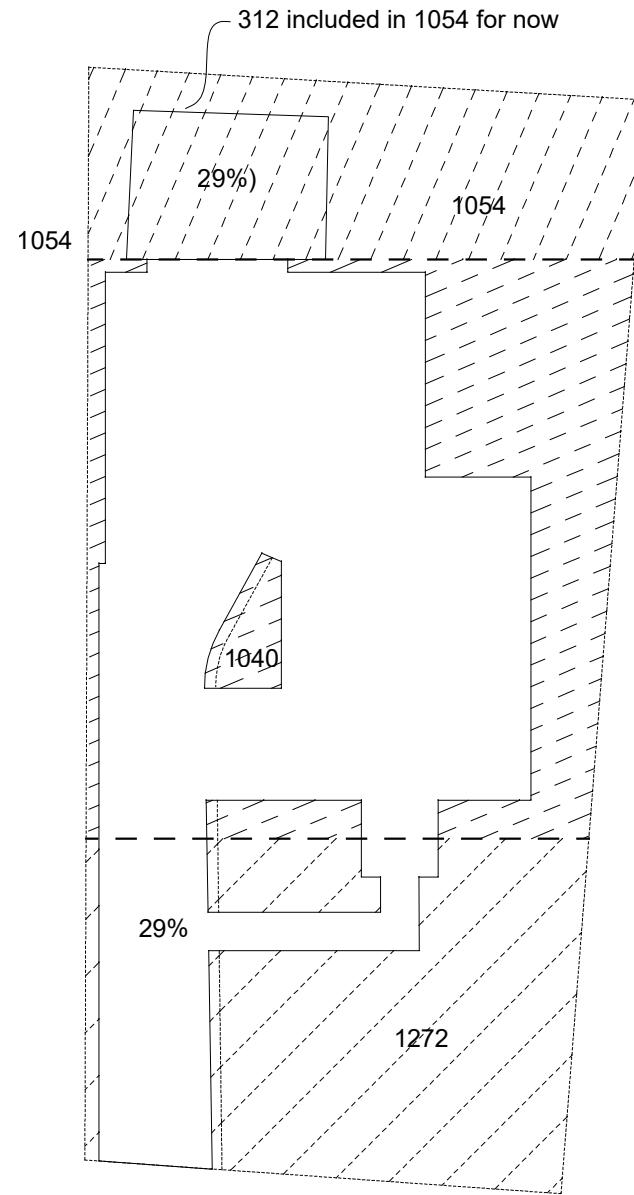
rear

side

front

totals
6144

(effective 5700 based on county data/ frontage of 50*114)



a0.1

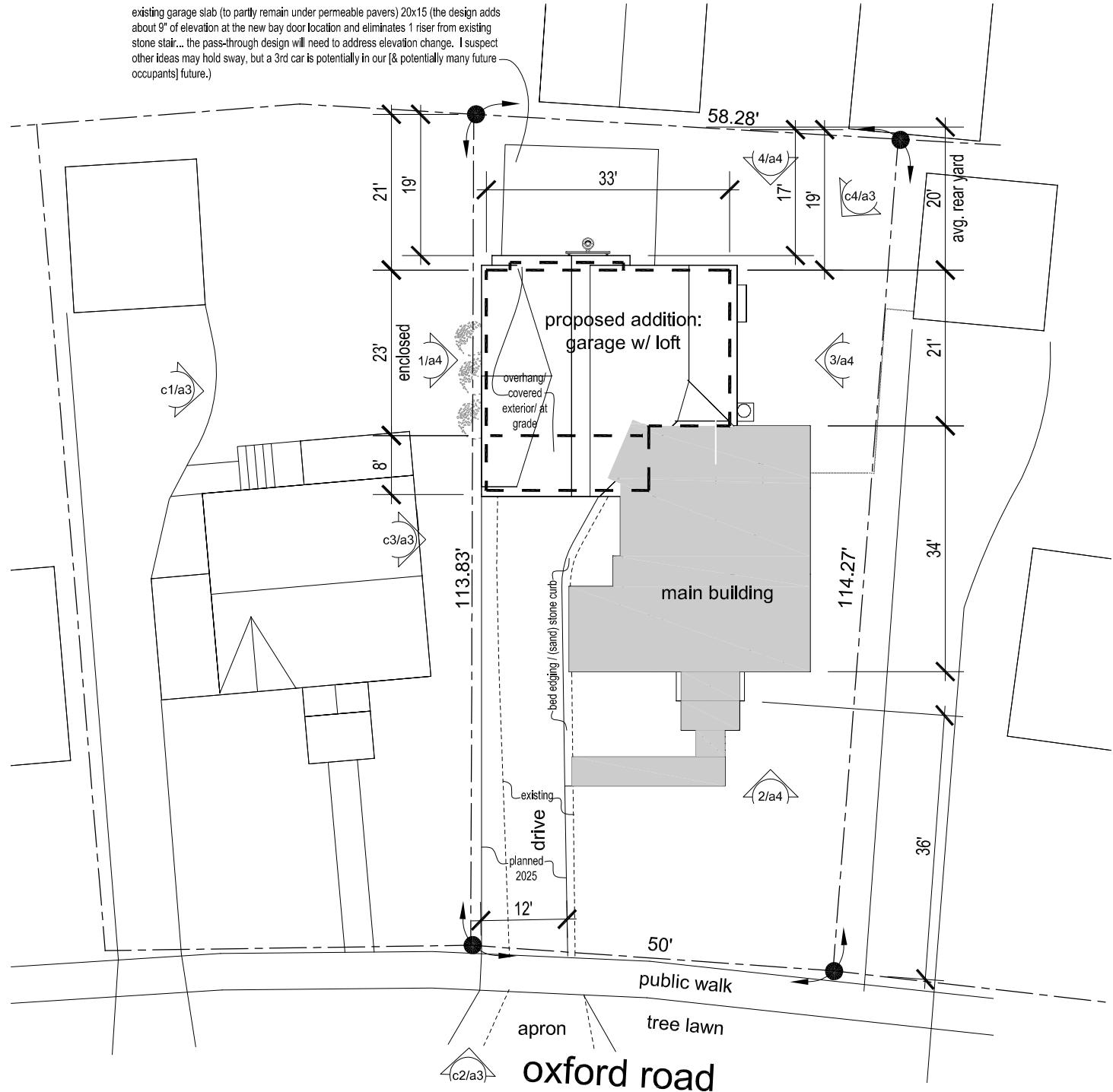
yard coverage areas in s.f.

project:
1224 Oxford Rd.
Cleveland Hts, OH
2025/7/9 9:18:26 PM

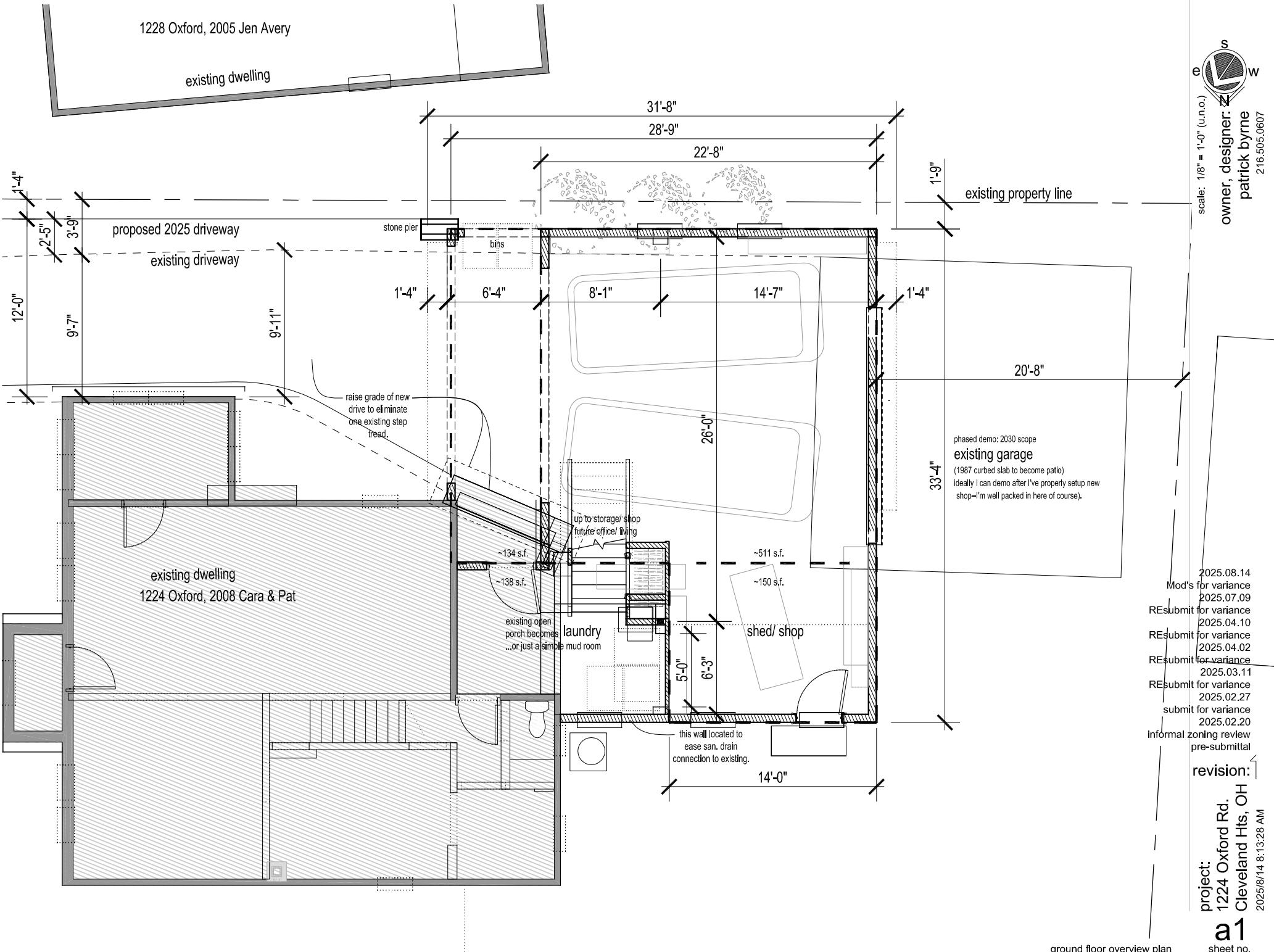
scale: 1" = 20'-0"
owner, designer:
patrick byrne
216.505.0607

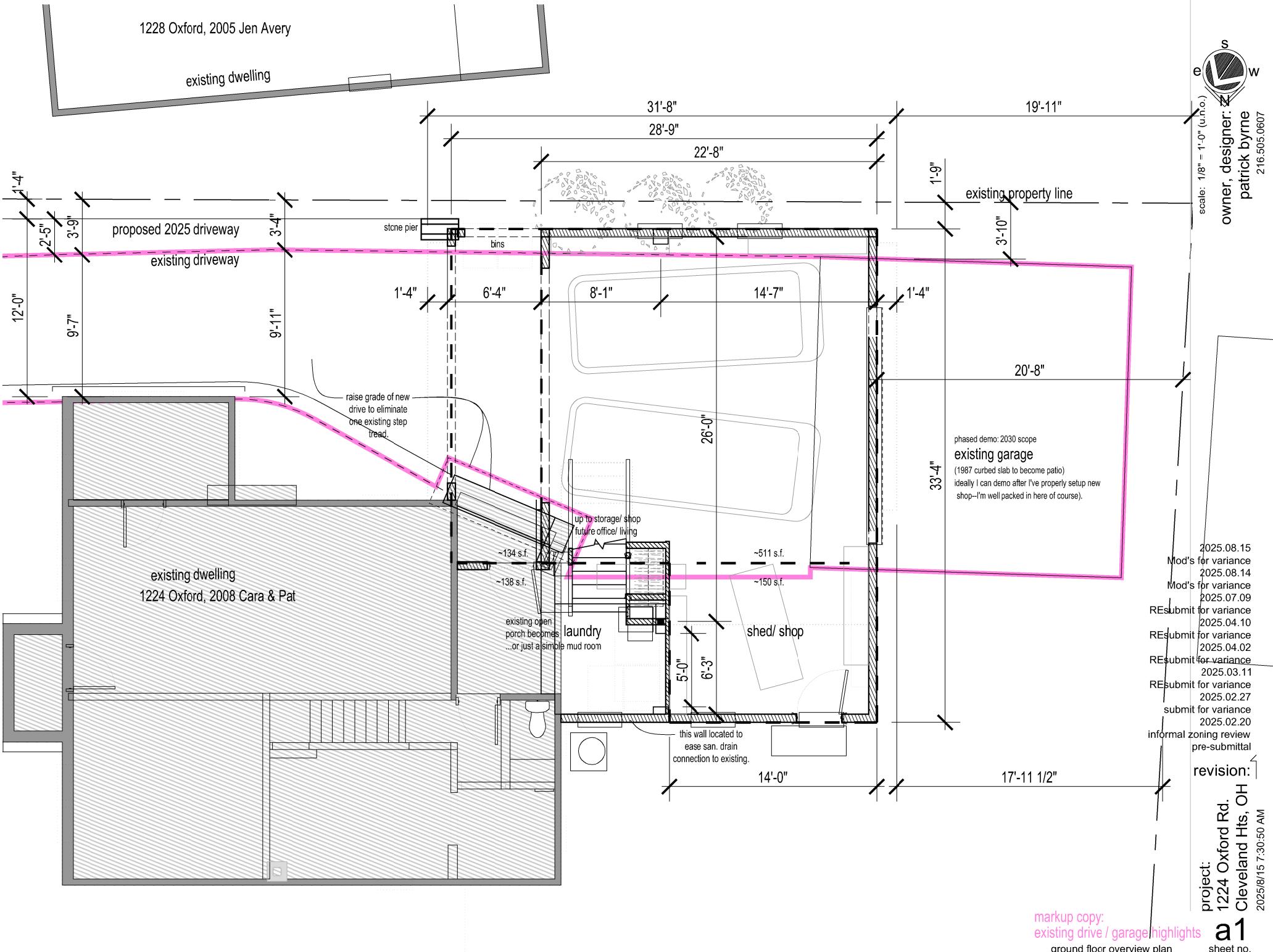
2025.07.09
REsubmit for variance
2025.04.10
REsubmit for variance
2025.04.02
REsubmit for variance
2025.03.11
REsubmit for variance
2025.02.27
submit for variance
2025.02.20
informal zoning review
pre-submittal

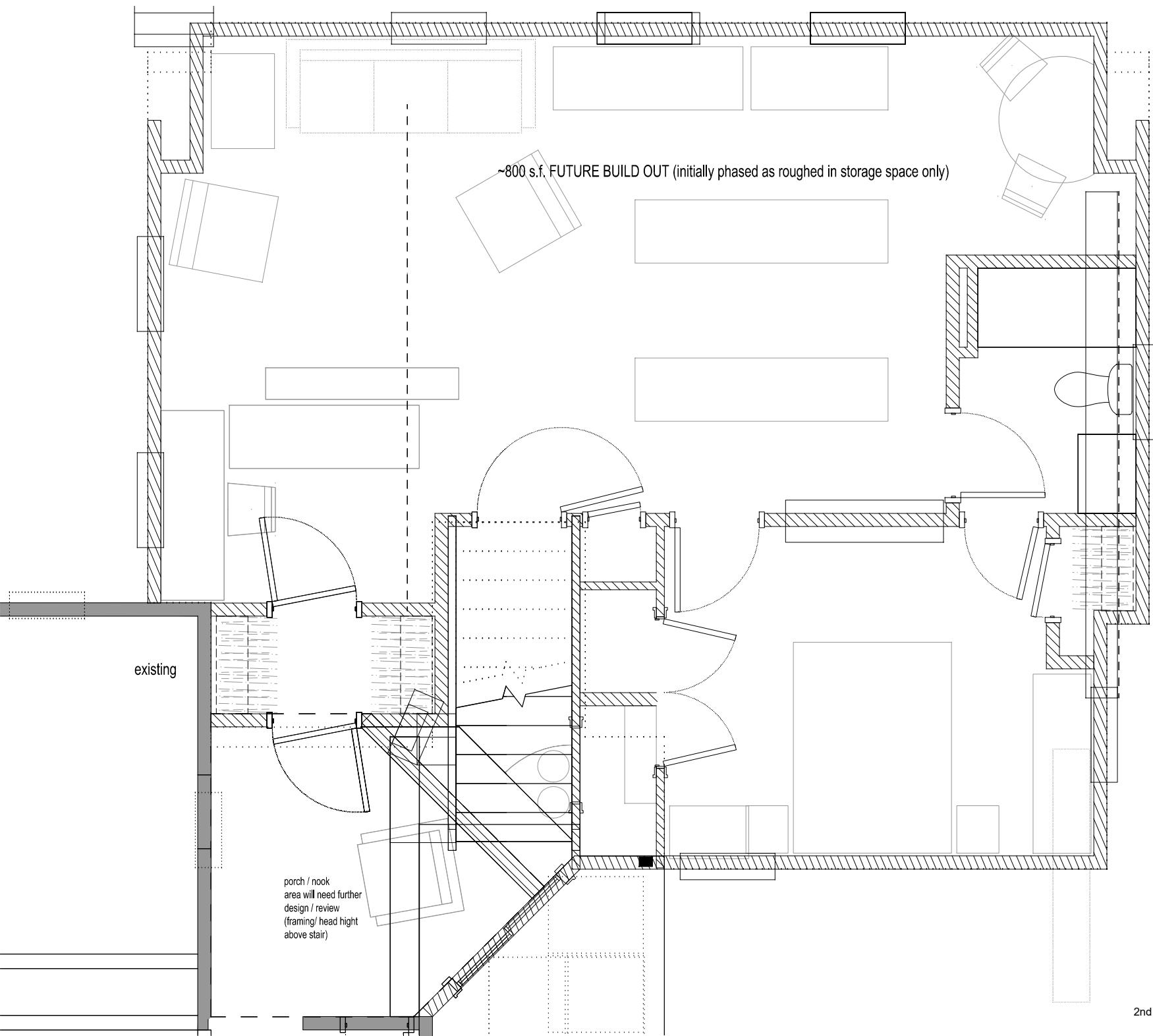
revision:



2025.08.14
Mod's for variance
2025.07.09
REsubmit for variance
2025.04.10
REsubmit for variance
2025.04.02
REsubmit for variance
2025.03.11
REsubmit for variance
2025.02.27
submit for variance
2025.02.20
informal zoning review
pre-submittal







scale: 1/4" = 1'-0" (u.n.o.)

owner, designer: 
 patrick byrne
 216.505.0607

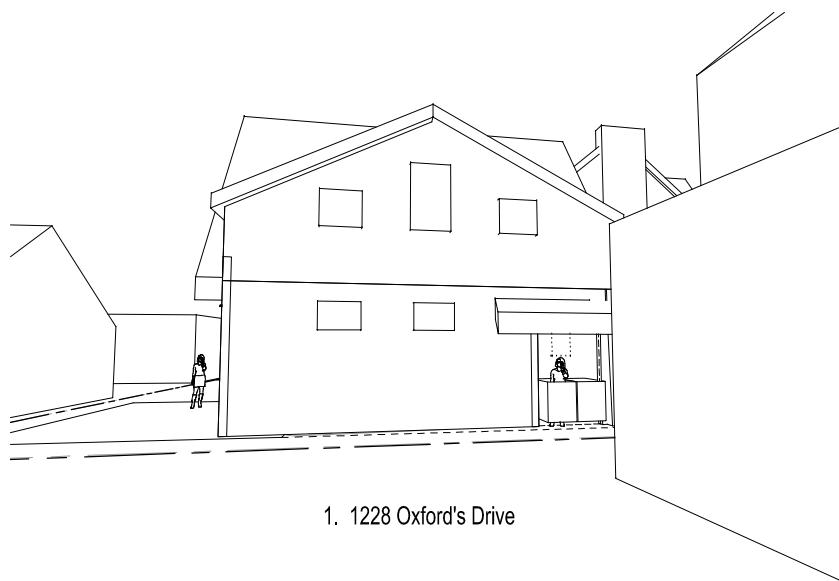
2025.07.09
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 REsubmit for variance
 2025.03.11
 REsubmit for variance
 2025.02.27
 submit for variance
 2025.02.20
 informal zoning review
 pre-submittal

revision:

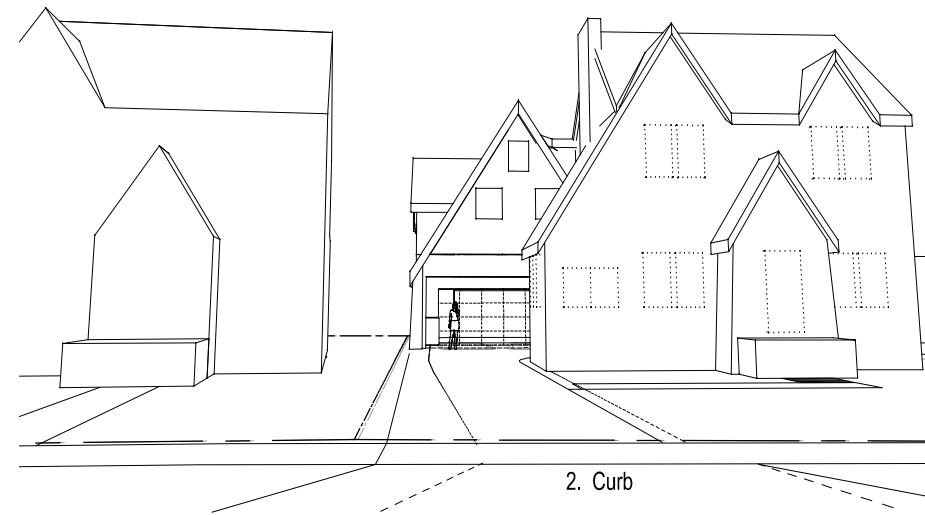
project:
 1224 Oxford Rd.
 Cleveland Hts, OH
 2025/7/9 9:18:27 PM

a2

sheet no.



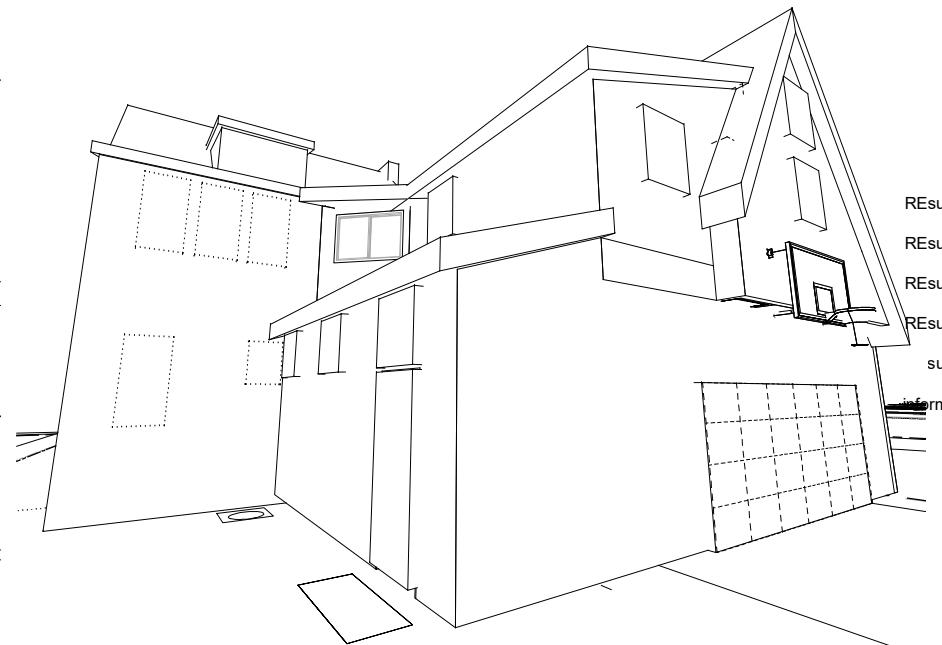
1. 1228 Oxford's Drive



2. Curb



3. 1228 Oxford's Kitchen Window



4. Swingset (back yard)

images not to scale
owner, designer:
patrick byrne
216.505.0607

2025.07.09
REsubmit for variance
2025.04.10
REsubmit for variance
2025.04.02
REsubmit for variance
2025.03.11
REsubmit for variance
2025.02.27
submit for variance
2025.02.20
informal zoning review
pre-submittal

revision:

project:
1224 Oxford Rd.
Cleveland Hts, OH
2025/7/9 9:18:30 PM



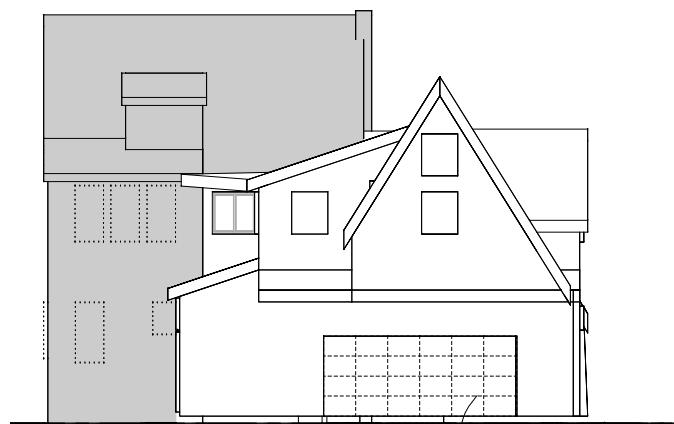
1. South / Left (1228 Oxford's view)



2. East / Front (Curb)



3. North / Right (Tom's)



4. West / Back (back yard)

scale: 1/16" = 1'-0" (u.n.o.)
 owner, designer:
 patrick byrne
 216.505.0607

2025.07.09
 RSubmit for variance
 2025.04.10
 RSubmit for variance
 2025.04.02
 RSubmit for variance
 2025.03.11
 RSubmit for variance
 2025.02.27
 submit for variance
 2025.02.20
 informal zoning review
 pre-submittal

revision:

project:
 1224 Oxford Rd.
 Cleveland Hts, OH
 2025/7/9 9:18:31 PM

a4

August 4, 2025

Patrick Bryne
1224 Oxford Rd
Cleveland Heights, OH 44121
dbuild.right@gmail.com

RE: Boundary survey at 1224 Oxford Rd 44121, Cleveland Heights OH

To Whom It May Concern,

Subject: Confirmation of Property Corner Installation – Project No. 2500730

This letter is to confirm that the four property corners have been set or found based on an actual field survey conducted in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code, for Cuyahoga County parcel number **682-08-082**, located at **1224 Oxford Rd, Cleveland Heights, OH 44121**, and associated with **Project Number 2500730**.

The field work for this task was performed under my direct supervision on **May 29, 2025**, by a member of our survey team.

If you have any questions or require additional documentation, please do not hesitate to contact our office.

Sincerely,



Paul Wander, PS
Associate/Director of Surveying









Patrick Byrne <dbuild.right@gmail.com>

Mannik & Smith Invoice #134009

3 messages

Melissa Urban <murban@manniksmithgroup.com>
To: "dbuild.right@gmail.com" <dbuild.right@gmail.com>

Fri, Jun 27, 2025 at 8:35 AM

Good morning! Attached please find our invoice #134009 for our project #401.2500730.000, Cleveland Heights Property Corners.

Thanks,

Melissa

Melissa Urban

Project Accountant

The Mannik & Smith Group, Inc.

1800 Indian Wood Circle

Maumee, OH 43537

419-891-2222 x 2008

www.MannikSmithGroup.com



401.2500730.000 134009.pdf
96K

Melissa Urban <murban@manniksmithgroup.com>

Mon, Jun 30, 2025 at 10:33 AM

To: "dbuild.right@gmail.com" <dbuild.right@gmail.com>

Good morning! Due to an internal error, this invoice is now #134053.

Sincerely,

[Quoted text hidden]

 **401.2500730.000 134009.pdf**
96K

Patrick Byrne <dbuild.right@gmail.com>
To: Melissa Urban <murban@manniksmithgroup.com>

Wed, Jul 9, 2025 at 12:25 PM

I was looking forward to seeing what came w/ the bill (I never did get a snail mail)! The tech when he was there said there should be something written saying that the corners had such and such cap on such and such no5 rebar... Do you know the extra cost for a pdf... is it called a plot?

And I can just send a check to the PO box in the header there for the invoice (or do you prefer the address in your signature?)

Thanks so much!

Patrick Byrne
330.612.3823

[Quoted text hidden]

Invoice

PO Box 773192
Detroit, MI 48277-3192
Tel: (419)-891-2222
Fax: (419)-891-6976

June 27, 2025

Project No: 401.2500730.000
Invoice No: 134009

Patrick Byrne
Patrick Byrne
1224 Oxford Rd
Cleveland Heights, OH 44121

Project 401.2500730.000 Cleveland Heights Property Corners

Authorization: Direction from Patrick Byrne via email on 5/22/25

Work Description: Property Corner Staking

Professional Services thru June 6, 2025

Lump Sum

Total Fee	1,200.00		
Percent Complete	100.00	Total Earned	1,200.00
		Previous Fee Billing	0.00
		Current Fee Billing	1,200.00
		Total Fee	1,200.00
		Total this Invoice	\$1,200.00



Patrick Byrne <dbuild.right@gmail.com>

Boundary survey at 1224 Oxford Rd 44121, Cleveland Heights OH

15 messages

Patrick Byrne <dbuild.right@gmail.com>
To: tjohnson@manniksmithgroup.com

Fri, Apr 25, 2025 at 7:35 AM

Mr Johnson,

Thanks for taking the time and talking to me on the phone yesterday morning. To recap, of importance to my project is the property line shared with neighbor at 1228 Oxford. Happy to save a few bucks if my job is the filler for another in the area. I was looking for a price to properly locate the line starting at the front (but no need to fight the chain link fence--just tell me what is what when you are done). Thanks for considering!

Sincerely,
Patrick Byrne
1224 Oxford Rd, Cleveland Heights, OH 44121

330.612.3823

Timothy Johnson <tjohnson@manniksmithgroup.com>
To: Patrick Byrne <dbuild.right@gmail.com>

Fri, Apr 25, 2025 at 2:25 PM

Hi Patrick,

The fee to calculate your boundary and set your property corners will be \$1,200.

Please reply with authorization to proceed if you would like us to move forward with your project.

Thank you,

Tim

From: Patrick Byrne <dbuild.right@gmail.com>
Sent: Friday, April 25, 2025 7:36 AM
To: Timothy Johnson <tjohnson@manniksmithgroup.com>
Subject: Boundary survey at 1224 Oxford Rd 44121, Cleveland Heights OH

This Message is from an external sender.

[Quoted text hidden]

Patrick Byrne <dbuild.right@gmail.com>
To: Timothy Johnson <tjohnson@manniksmithgroup.com>

Tue, May 20, 2025 at 9:13 AM

Its more than I wanted but the best price I've gotten, so I'll be happy to take you up on it if the offer still stands. Please don't hesitate to call
330.612.3823
Patrick
P
[Quoted text hidden]

Timothy Johnson <TJohnson@manniksmithgroup.com>
To: Patrick Byrne <dbuild.right@gmail.com>

Wed, May 21, 2025 at 4:22 PM

It still stands, I'll get back with you tomorrow.
Thank you
Tim
Sent from my iPhone

On May 20, 2025, at 9:14 AM, Patrick Byrne <dbuild.right@gmail.com> wrote:

[Quoted text hidden]

Patrick Byrne <dbuild.right@gmail.com>
To: Timothy Johnson <TJohnson@manniksmithgroup.com>

Thu, May 22, 2025 at 9:37 AM

Excellent, I look forward to hearing from you!

Patrick
330.612.3823
[Quoted text hidden]

Timothy Johnson <TJohnson@manniksmithgroup.com>

Thu, May 22, 2025 at 9:44 AM

7/9/25, 9:27 PM

Gmail - Boundary survey at 1224 Oxford Rd 44121, Cleveland Heights OH

To: Patrick Byrne <dbuild.right@gmail.com>

Just called you

419-279-0000

[Quoted text hidden]

Patrick Byrne <dbuild.right@gmail.com>
To: Timothy Johnson <TJohnson@manniksmithgroup.com>

Thu, May 22, 2025 at 10:11 AM

(Tag). In and out of appts this a.m. don't be shy though

[Quoted text hidden]

Patrick Byrne <dbuild.right@gmail.com>
To: Timothy Johnson <tjohnson@manniksmithgroup.com>

Thu, May 22, 2025 at 7:00 PM

Tim, you have my authorization to proceed, not to exceed \$1,200. Thank you very much!

Mortgage survey at back end of my proposal.

🙏 Thanks

Patrick

[Quoted text hidden]

 **BZA 3605 Plans.pdf**
2436K

Patrick Byrne <dbuild.right@gmail.com>
To: Timothy Johnson <tjohnson@manniksmithgroup.com>

Mon, Jun 16, 2025 at 9:30 AM

Hi Tim, hope you are well! I was checking in because I haven't seen your hill-- figured you should be paid.

Second is the zoning guy is asking for the plot/evidence/proof that I didn't go pound in some pins myself 😊

Hope you and your people are well(-nice guy you had out in the field--i had fun asking a few questions as I have a history drafting but had no idea where he found the monument to begin with)

Have a great week!

Patrick

330.612.3823

[Quoted text hidden]

Timothy Johnson <tjohnson@manniksmithgroup.com>
To: Patrick Byrne <dbuild.right@gmail.com>

Mon, Jun 16, 2025 at 9:42 AM

Hi Patrick,

You should be getting an invoice in the next two weeks.

A plot was not included in the price. Can I send you an email saying that we set the pins, so you can send it to the zoning guy?

Jan is super nice and helpful, that you for mentioning that.

[Quoted text hidden]

Patrick Byrne <dbuild.right@gmail.com>
To: Xavier Yozwiak <Xyozwiak@clevelandheights.gov>

Mon, Jun 16, 2025 at 12:16 PM

Heard back, please let me know, thanks!

Patrick
330.612.3823

[Quoted text hidden]

Xavier Yozwiak <Xyozwiak@clevelandheights.gov>
To: Patrick Byrne <dbuild.right@gmail.com>

Mon, Jun 16, 2025 at 2:52 PM

Hi Patrick,

Yes, I think the Board was expecting a plot. That would give you an accurate base to use for your plans and give the Board confidence about the distances being requested for the variance. I can double-check with the Chair on Wednesday, if you would like.

I apologize – people in planning usually just refer to the plot as the “survey” or the boundary survey. I should have been more explicit in my advice.

Best,

Xavier



Xavier Yozwiak
 Planner/Zoning Inspector
 City of Cleveland Heights
 40 Severance Circle
 Cleveland Heights, OH 44118
 P: 216-291-4885
 XYozwiak@clevelandheights.gov
 www.ClevelandHeights.gov



From: Patrick Byrne <dbuild.right@gmail.com>
Sent: Monday, June 16, 2025 12:17 PM
To: Xavier Yozwiak <XYozwiak@clevelandheights.gov>
Subject: Fwd: Boundary survey at 1224 Oxford Rd 44121, Cleveland Heights OH



[Quoted text hidden]

Patrick Byrne <dbuild.right@gmail.com>
 To: Xavier Yozwiak <XYozwiak@clevelandheights.gov>

Mon, Jun 16, 2025 at 3:28 PM

Technically they didn't ask for a survey--their concern from where I was sitting was that even knowing the one pin not knowing where the other was meant we couldn't pin down EXACTLY where the proposed building lands. Now we can--I should think reasonably they should take the pinning as proof, particularly alongside a receipt (when I get it).

But Imk of course what they say and maybe get them to put it in writing this time because they will be asking for more money for additional services. I know I would
 Best
 Patrick
 [Quoted text hidden]

Xavier Yozwiak <XYozwiak@clevelandheights.gov>
 To: Patrick Byrne <dbuild.right@gmail.com>

Mon, Jun 16, 2025 at 3:58 PM

Thanks Patrick! You're right about the language of the motion. I'm just advising you based on my experience with the Board and what I think they're expecting (and ultimately to increase your chance of approval). I'll let you know what the Chair says. In the meantime, please update your drawings now that you have the precise distance to the property line.

Thanks,
 Xavier

From: Patrick Byrne <dbuild.right@gmail.com>
Sent: Monday, June 16, 2025 3:28 PM
To: Xavier Yozwiak <XYozwiak@clevelandheights.gov>
Subject: Re: Boundary survey at 1224 Oxford Rd 44121, Cleveland Heights OH



7/9/25, 9:27 PM

Gmail - Boundary survey at 1224 Oxford Rd 44121, Cleveland Heights OH

[Quoted text hidden]

 **Cal No 3605 1224 Oxford Site Plan.pdf**
2436K

Xavier Yozwiak <XYozwiak@clevelandheights.gov>
To: Patrick Byrne <dbuild.right@gmail.com>

Fri, Jun 20, 2025 at 9:54 AM

Hi Patrick,

I spoke with the Chair on Wednesday. In lieu of a plat, he suggested that the surveyor could come to the meeting and testify that he put down the pins/stakes. The testimony would be under oath, which would probably be sufficient the rest of the Board.

Let me know if you have any questions and how you want to proceed. I'll need the updated drawings by end of day July 1st to meet the public notice requirements for the July BZA meeting. If you decide to get a plat, we would have until end of day July 10th to include it in the meeting packet for the Board.

Thank you,

Xavier

[Quoted text hidden]