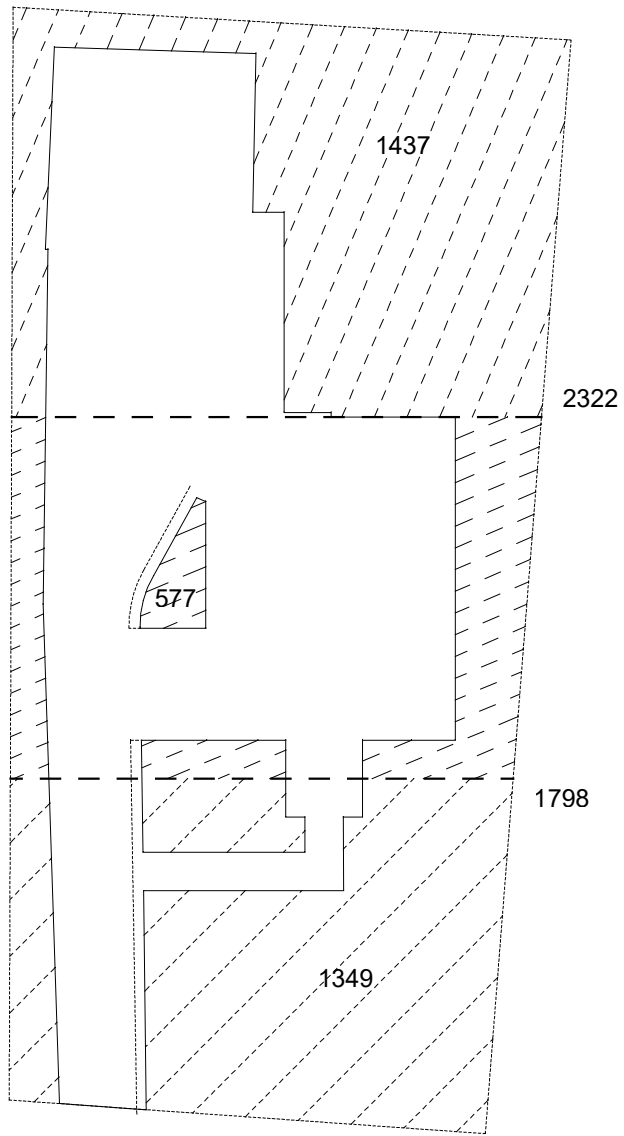


scale: 1" = 20'-0"  
owner, designer: e  
patrick byrne  
216.505.0607



rear

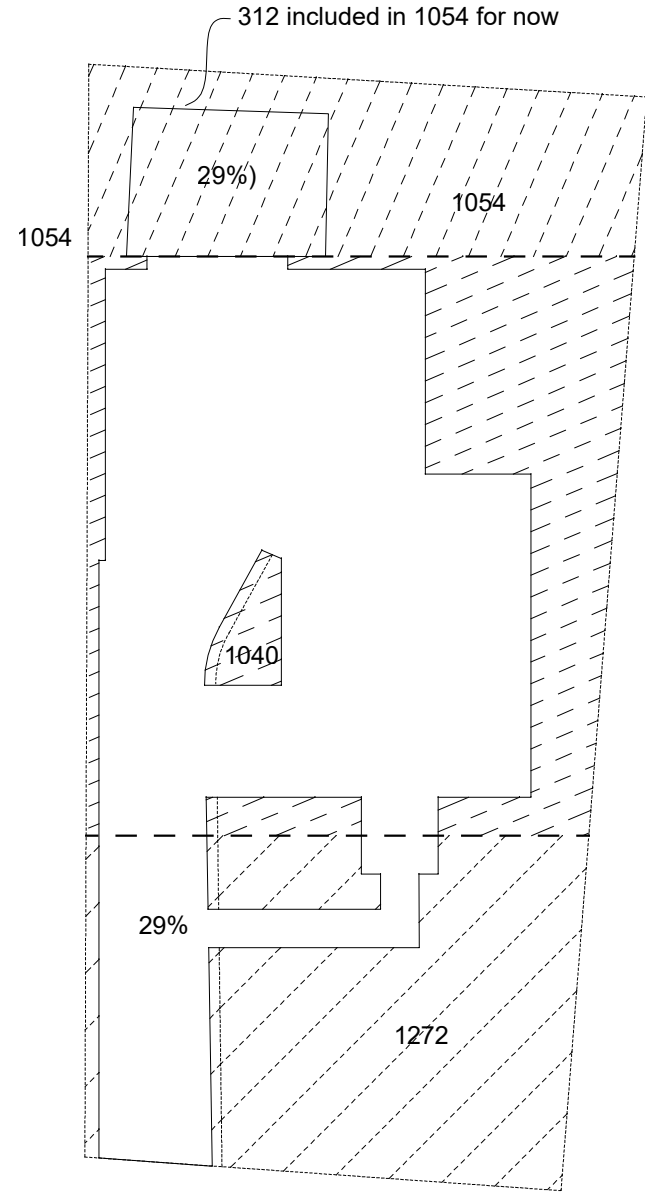
side

front

existing  
2781 covered

totals  
6144

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



proposed  
2778 covered

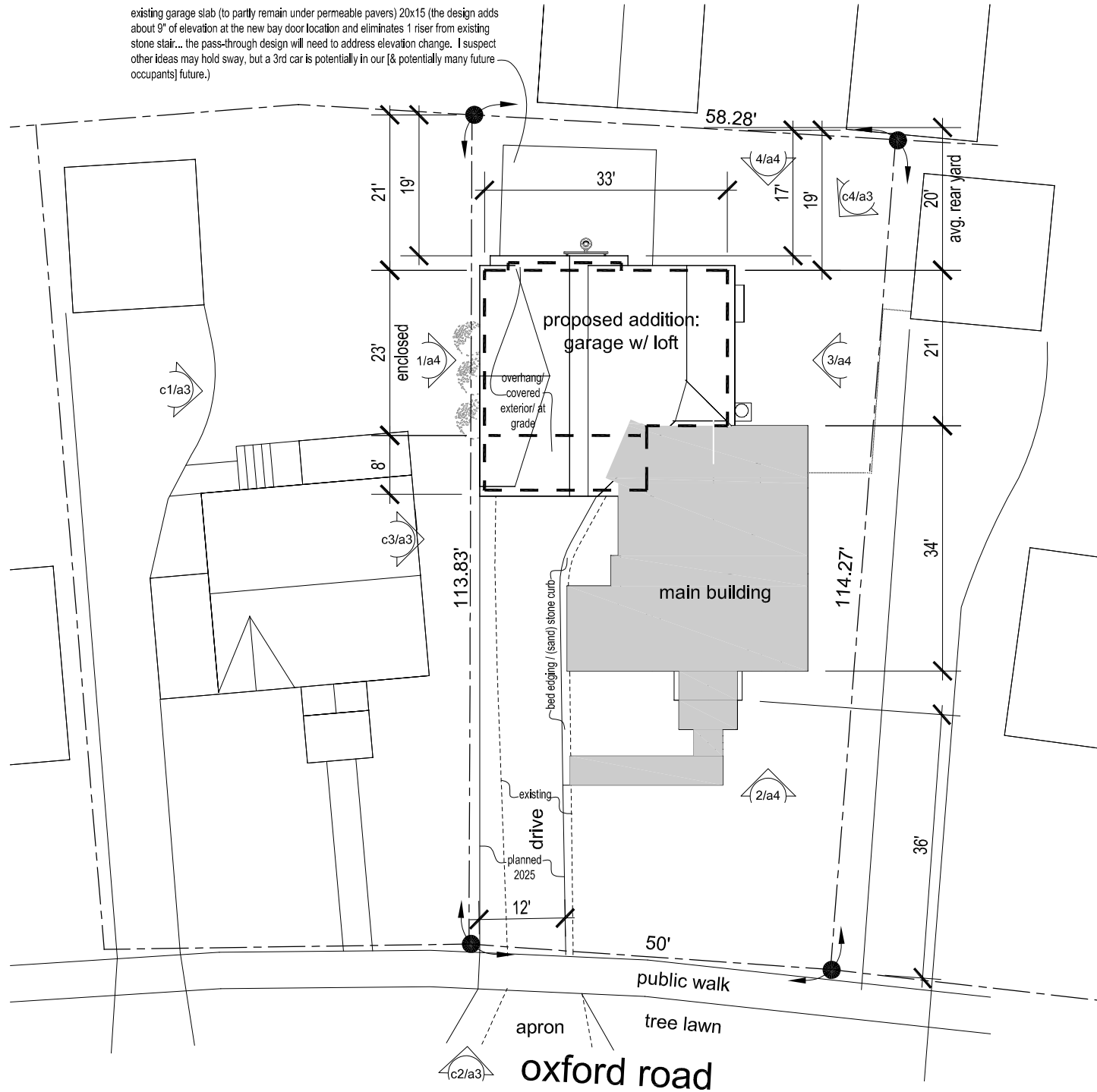
- 2025.07.09  
REsubmit for variance
- 2025.04.10  
REsubmit for variance
- 2025.04.02  
REsubmit for variance
- 2025.03.11  
REsubmit for variance
- 2025.02.27  
submit for variance
- 2025.02.20  
informal zoning review
- pre-submittal

revision: 1

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

a0.1  
sheet no.

yard coverage areas in s.f.



scale: 1" = 20'-0"

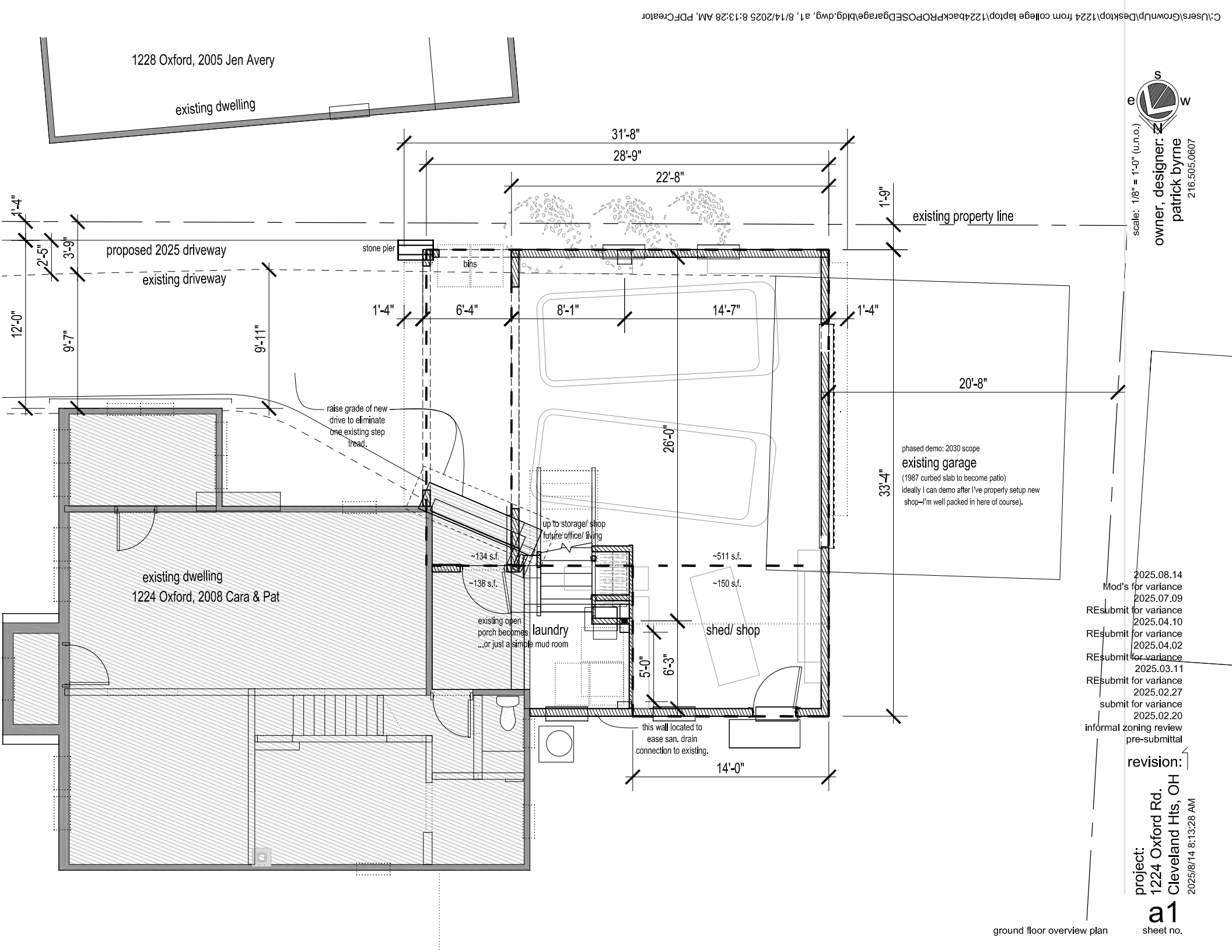
owner, designer: e  
patrick byrne  
216.505.0607

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

revision: 1

project:  
1224 Oxford Rd.  
Cleveland Hts, OH  
a0  
2025/8/14 8:13:15 AM

site plan  
sheet no.



1228 Oxford, 2005 Jen Avery

existing dwelling

proposed 2025 driveway

existing driveway

existing dwelling

1224 Oxford, 2008 Cara & Pat

raise grade of new  
drive to eliminate  
one existing step  
tread.

existing open  
porch becomes  
...or just a simple mud room

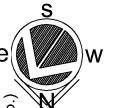
laundry

up to storage/ shop  
future office/ living

shed/ shop

this wall located to  
ease san. drain  
connection to existing.

phased demo: 2030 scope  
existing garage  
(1987 curbed slab to become patio)  
ideally I can demo after I've properly setup new  
shop--I'm well packed in here of course.



owner, designer: patrick byrne  
216.505.0607

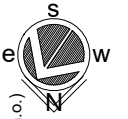
2025.08.15  
Mod's for variance  
2025.08.14  
Mod's for variance  
2025.07.09  
REsubmit for variance  
2025.04.10  
REsubmit for variance  
2025.04.02  
REsubmit for variance  
2025.03.11  
REsubmit for variance  
2025.02.27  
submit for variance  
2025.02.20  
informal zoning review  
pre-submittal

revision: 1

project:  
1224 Oxford Rd.  
Cleveland Hts, OH  
2025/8/15 7:30:50 AM

markup copy:  
existing drive / garage highlights  
ground floor overview plan

a1  
sheet no.



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

owner, designer: **patrick byrne**  
216.505.0607

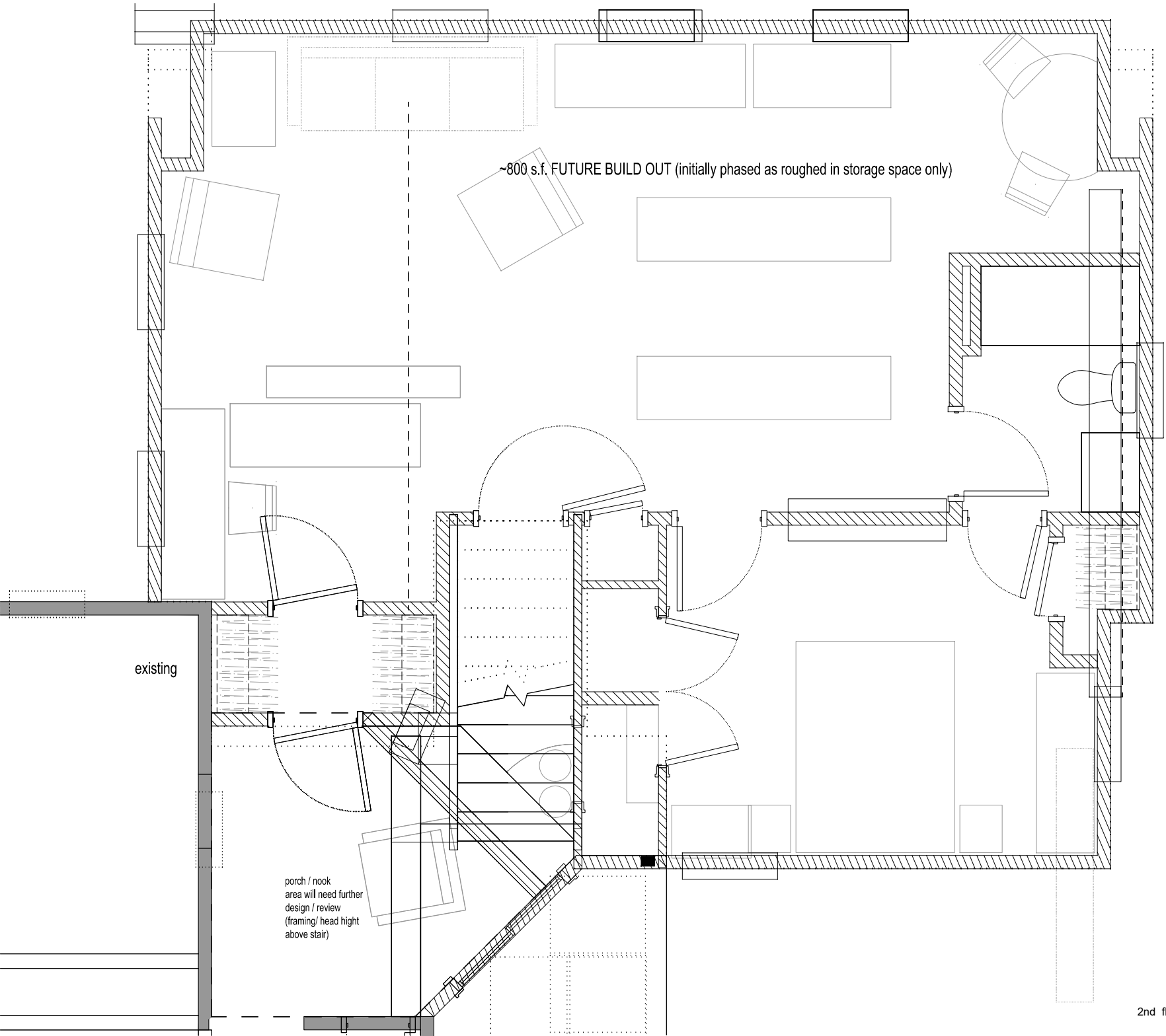
- 2025.07.09  
REsubmit for variance
- 2025.04.10  
REsubmit for variance
- 2025.04.02  
REsubmit for variance
- 2025.03.11  
REsubmit for variance
- 2025.02.27  
submit for variance
- 2025.02.20  
informal zoning review
- pre-submittal

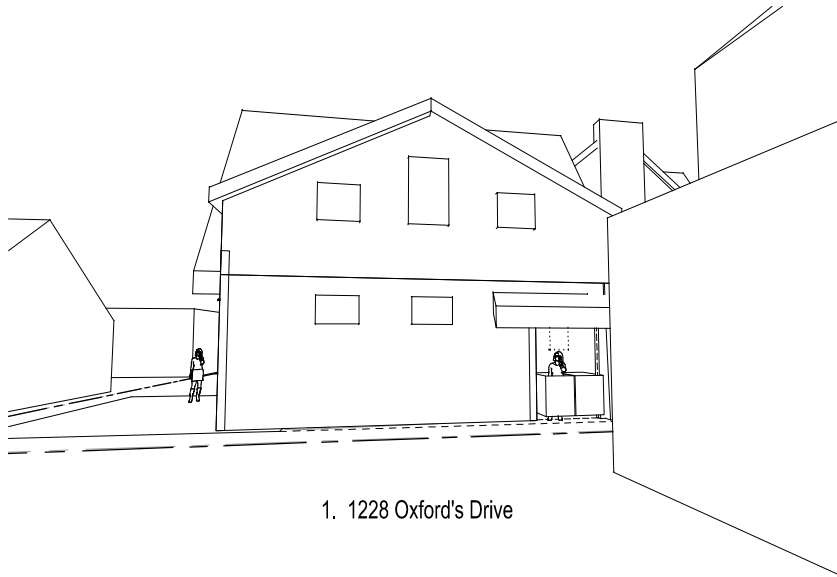
revision: 1

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

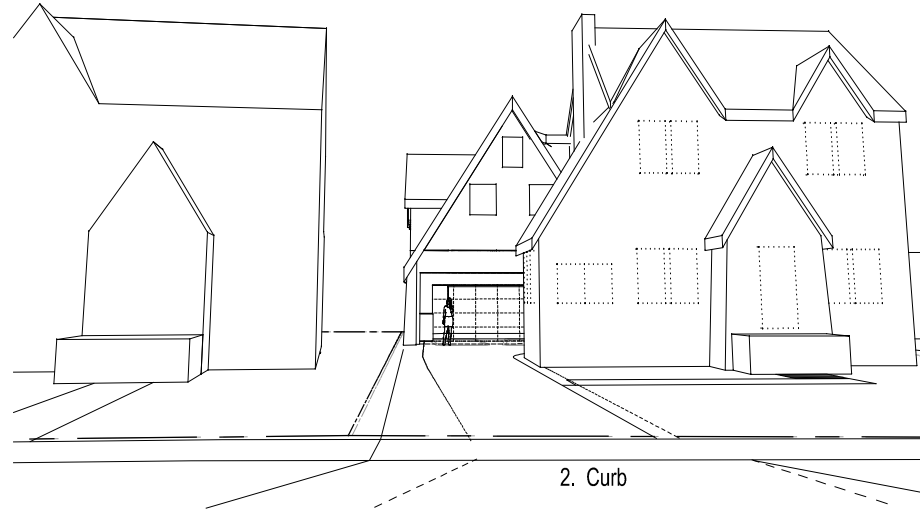
a2  
sheet no.

2nd floor FUTURE plan





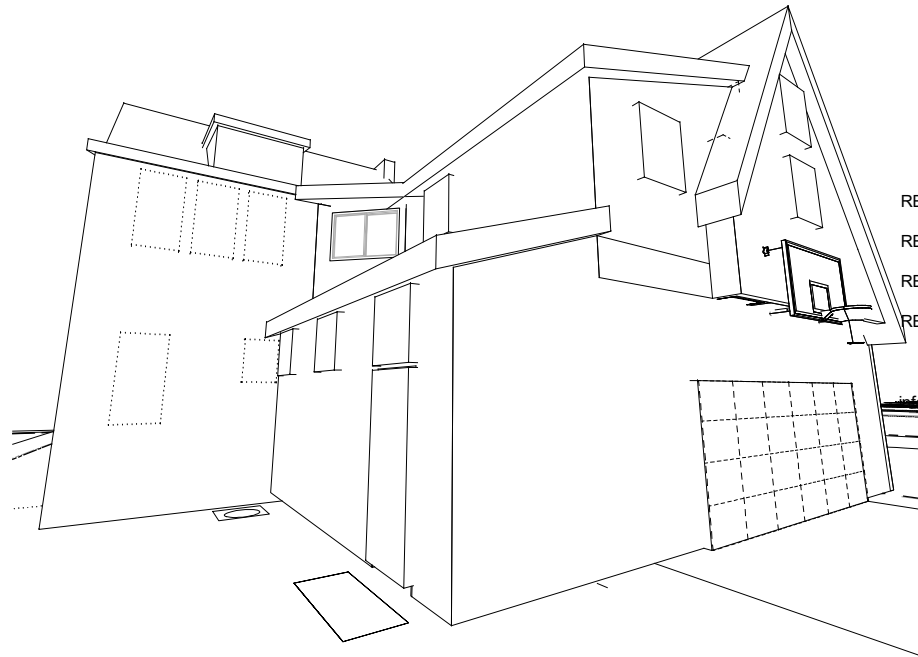
1. 1228 Oxford's Drive



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: 1

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

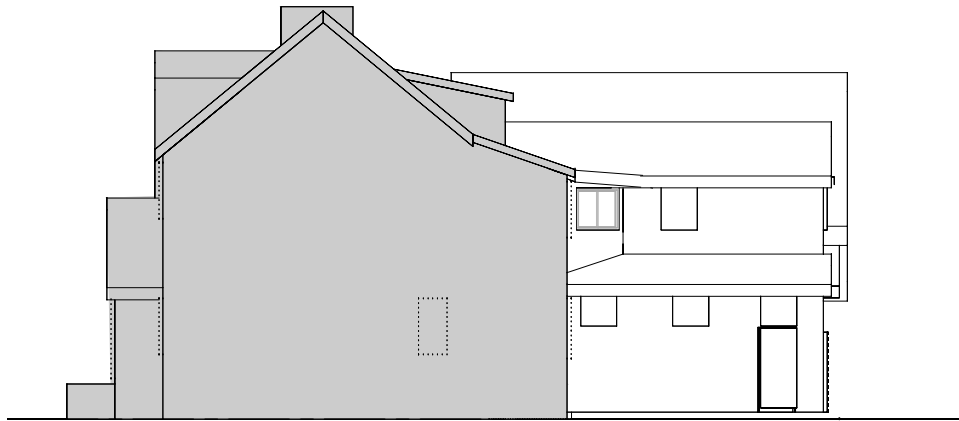
a3  
sheet no.



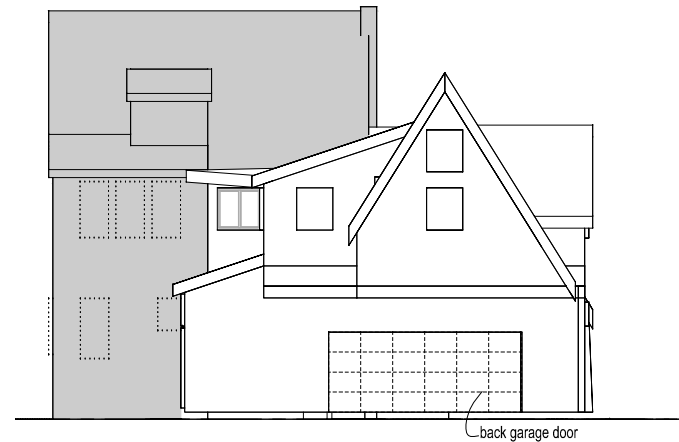
1. South / Left (1228 Oxford's view)



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  
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: 1

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

a4  
sheet no.

exterior elevations



August 4, 2025

Patrick Bryne  
1224 Oxford Rd  
Cleveland Heights, OH 44121  
[dbuild.right@gmail.com](mailto: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,

A handwritten signature in blue ink, appearing to read 'P. Wander', is written over the printed name.

Paul Wander, PS  
Associate/Director of Surveying















Patrick Byrne &lt;dbuild.right@gmail.com&gt;

---

**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](http://www.MannikSmithGroup.com)**

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 **401.2500730.000 134009.pdf**  
96K

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**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

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**Patrick Byrne** <dbuild.right@gmail.com>

Wed, Jul 9, 2025 at 12:25 PM

To: Melissa Urban <murban@manniksmithgroup.com>

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
		<b>Total Fee</b>	<b>1,200.00</b>
		<b>Total this Invoice</b>	<b>\$1,200.00</b>



Patrick Byrne &lt;dbuild.right@gmail.com&gt;

**Boundary survey at 1224 Oxford Rd 44121, Cleveland Heights OH**

15 messages

**Patrick Byrne** <dbuild.right@gmail.com>  
To: tjohnson@mannaiksmithgroup.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@mannaiksmithgroup.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@mannaiksmithgroup.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@mannaiksmithgroup.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@mannaiksmithgroup.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@mannaiksmithgroup.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@mannaiksmithgroup.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]

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**Patrick Byrne** <dbuild.right@gmail.com>

Thu, May 22, 2025 at 10:11 AM

To: Timothy Johnson <tjohnson@manniksmithgroup.com>

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

[Quoted text hidden]

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**Patrick Byrne** <dbuild.right@gmail.com>

Thu, May 22, 2025 at 7:00 PM

To: Timothy Johnson <tjohnson@manniksmithgroup.com>

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]

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 **BZA 3605 Plans.pdf**  
2436K

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**Patrick Byrne** <dbuild.right@gmail.com>

Mon, Jun 16, 2025 at 9:30 AM

To: Timothy Johnson <tjohnson@manniksmithgroup.com>

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]

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**Timothy Johnson** <tjohnson@manniksmithgroup.com>

Mon, Jun 16, 2025 at 9:42 AM

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

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]

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**Patrick Byrne** <dbuild.right@gmail.com>

Mon, Jun 16, 2025 at 12:16 PM

To: Xavier Yozwiak <Xyozwiak@clevelandheights.gov>

Heard back, please let me know, thanks!

Patrick

330.612.3823

[Quoted text hidden]

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**Xavier Yozwiak** <Xyozwiak@clevelandheights.gov>

Mon, Jun 16, 2025 at 2:52 PM

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

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](mailto:XYozwiak@clevelandheights.gov)  
[www.ClevelandHeights.gov](http://www.ClevelandHeights.gov)



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



[Quoted text hidden]

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





[Quoted text hidden]

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

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**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 1<sup>st</sup> 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 10<sup>th</sup> to include it in the meeting packet for the Board.

Thank you,

Xavier

[Quoted text hidden]