



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2024-03146/02988

Project Description: Construct Two Attached 1-Unit Dwellings

Case Review Date: October 2026

2. SITE INFORMATION

Development Address: 1216 and 1220 RUSH ST, Pittsburgh, PA 15233

Parcel (s): 22-L-26, 24

Zoning Designation: R1A-VH

Neighborhood: Manchester

Registered Community Organization: Manchester Chateau Partnership Alliance

Date of Development Activities Meeting: N/A

B. ZBA REQUESTS

Type of Request: Variance

Code Section: 903.03E

Description: 5' front setback required, 2' front setback requested

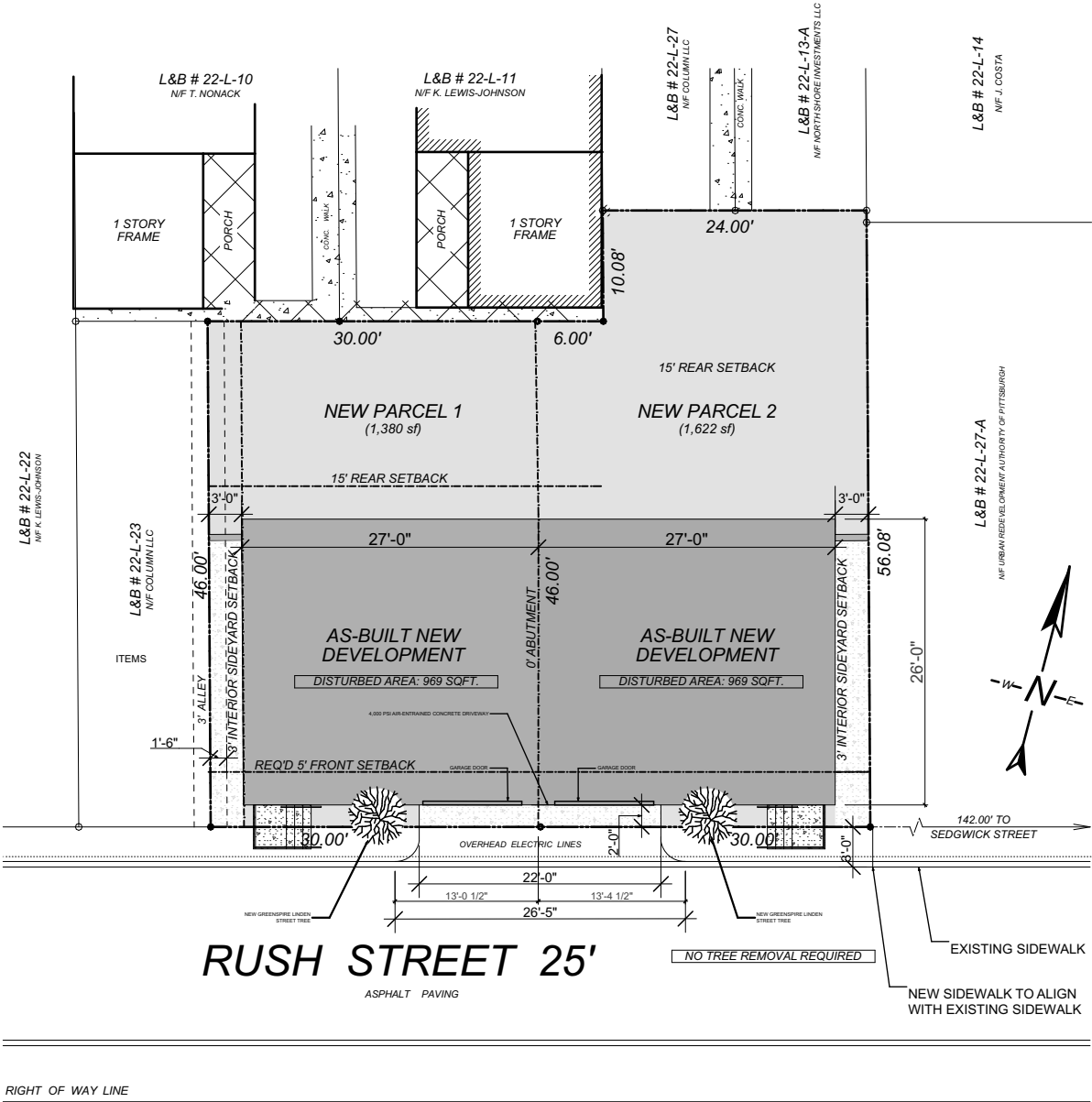
1216 & 1220 Rush St.

As-Built 3 Story Duplex
1216 & 1220 Rush St,
Pittsburgh, PA 15233



1 Site Location Map

SITE INFORMATION OBTAINED FROM PLAN OF SURVEY
PREPARED BY ALLEGHENY LAND SURVEYING, LLC,
SEALED BY JEFFREY L. KRONEBERG PLS. DATED
03-21-2024. THIS INFORMATION WAS NOT
INDEPENDENTLY VERIFIED.

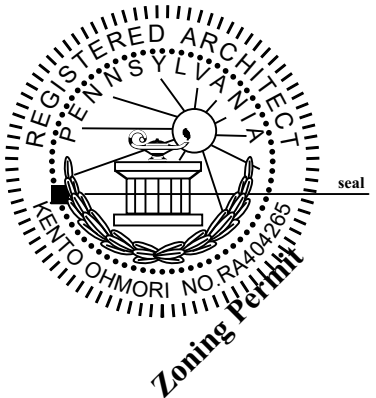


2 Site Plan
SCALE: 1/16" = 1'-0"

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

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general notes

- Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
- Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, Pc of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. Do not scale drawings.
- All work shall be installed in accordance with applicable codes and regulations.
- Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
- All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
- All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory, and other reserved rights, including the copyright thereto.

revisions

project title

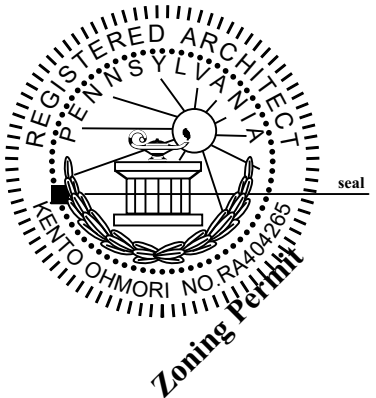
Client:
North Shore Investments LLC
#Client Address1
Pittsburgh, PA 15233

Project Location:
1216 & 1220 Rush St.
1216 & 1220 Rush St
Pittsburgh, PA 15233

drawing title

Cover Sheet

scale	As Noted	Sheet No.
date	September 18, 2026	ZDR.1
no.	1	Project #2424
of.	6	



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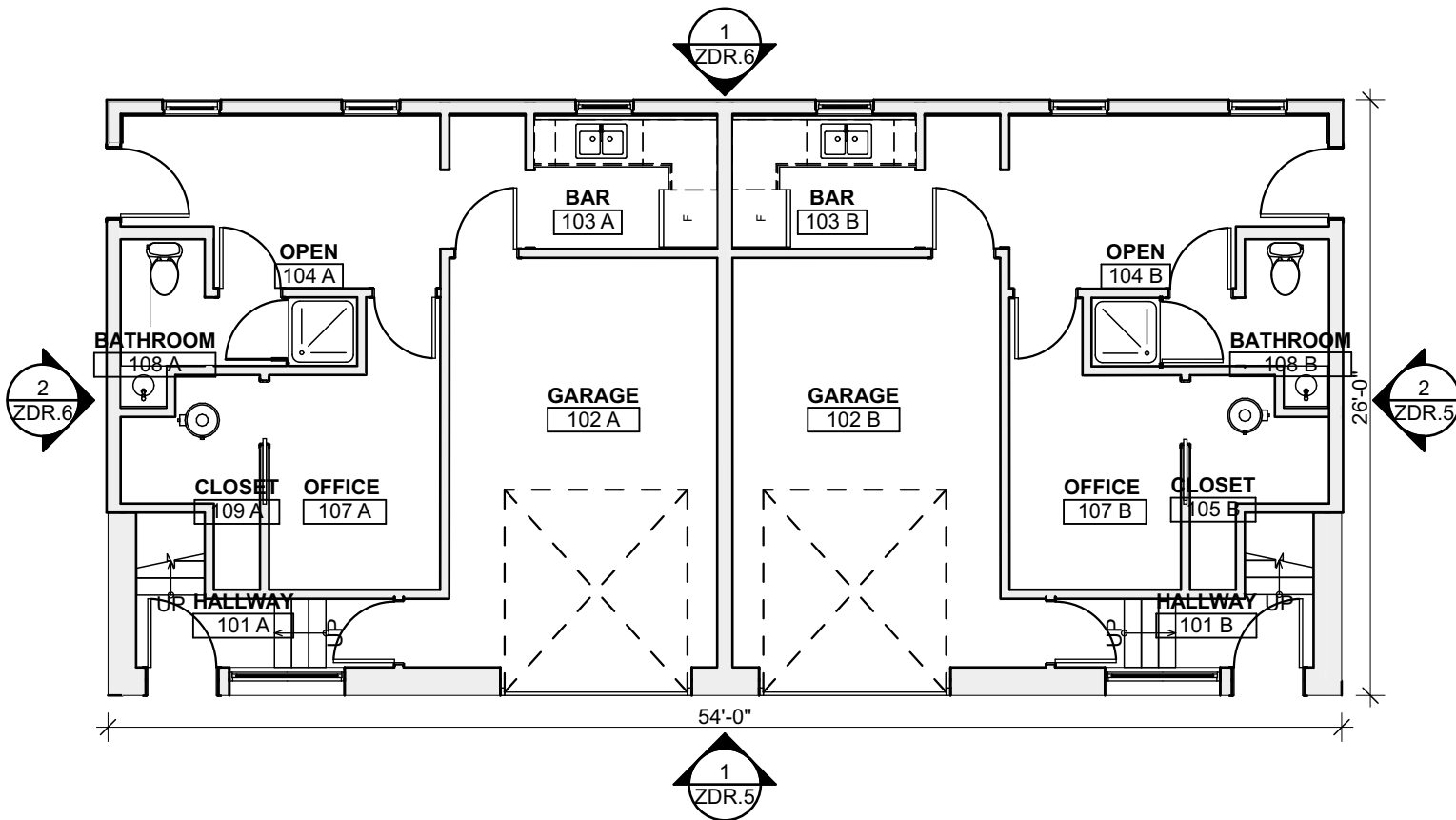
Floor Plans

scale	As Noted
date	September 18, 2026
no.	3
of.	6

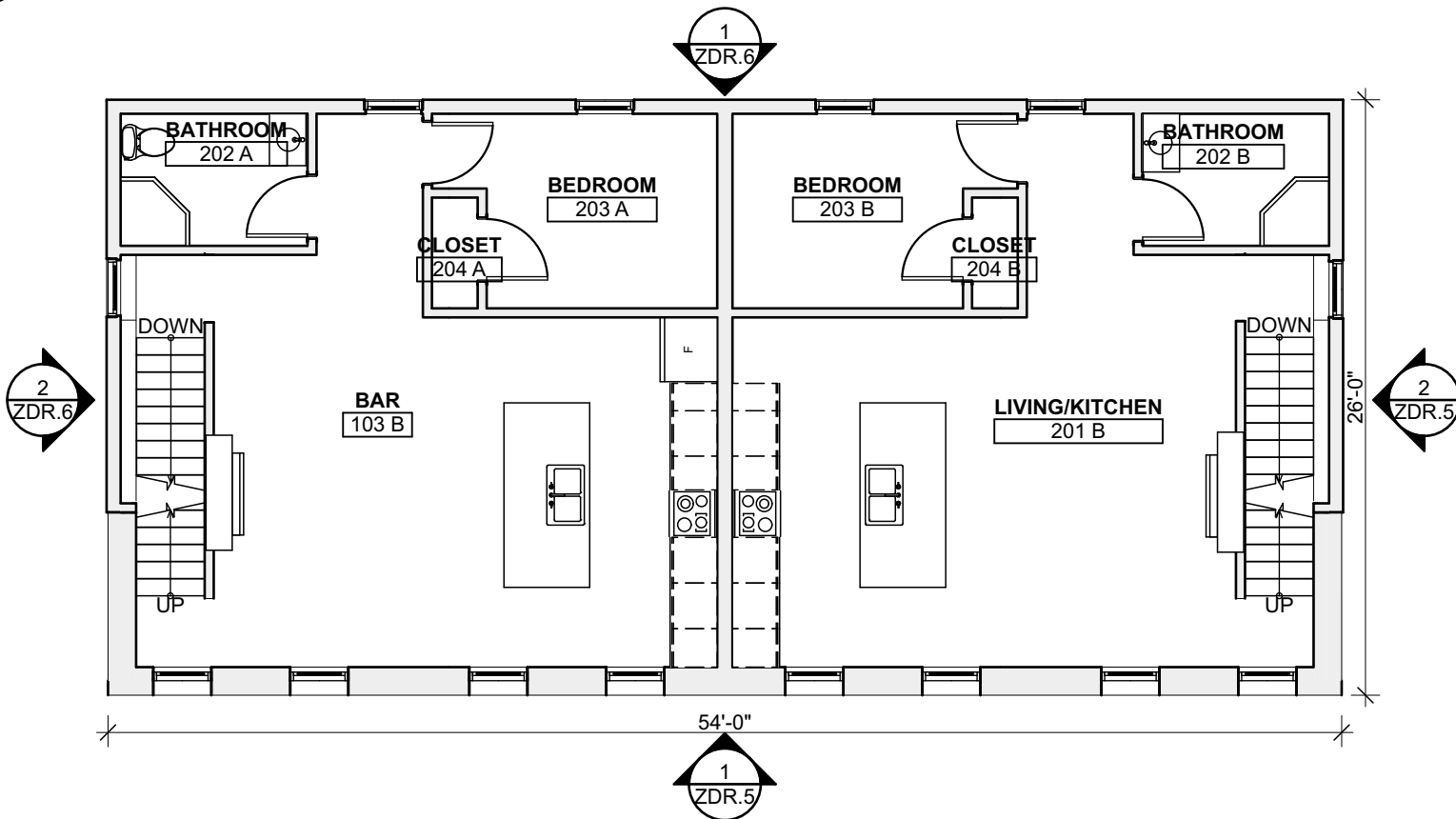
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ZDR.3

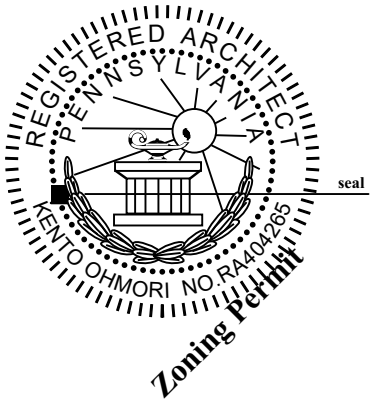
Project #2424



1 First Floor
SCALE: 1/8" = 1'-0"



2 Second Floor
SCALE: 1/8" = 1'-0"



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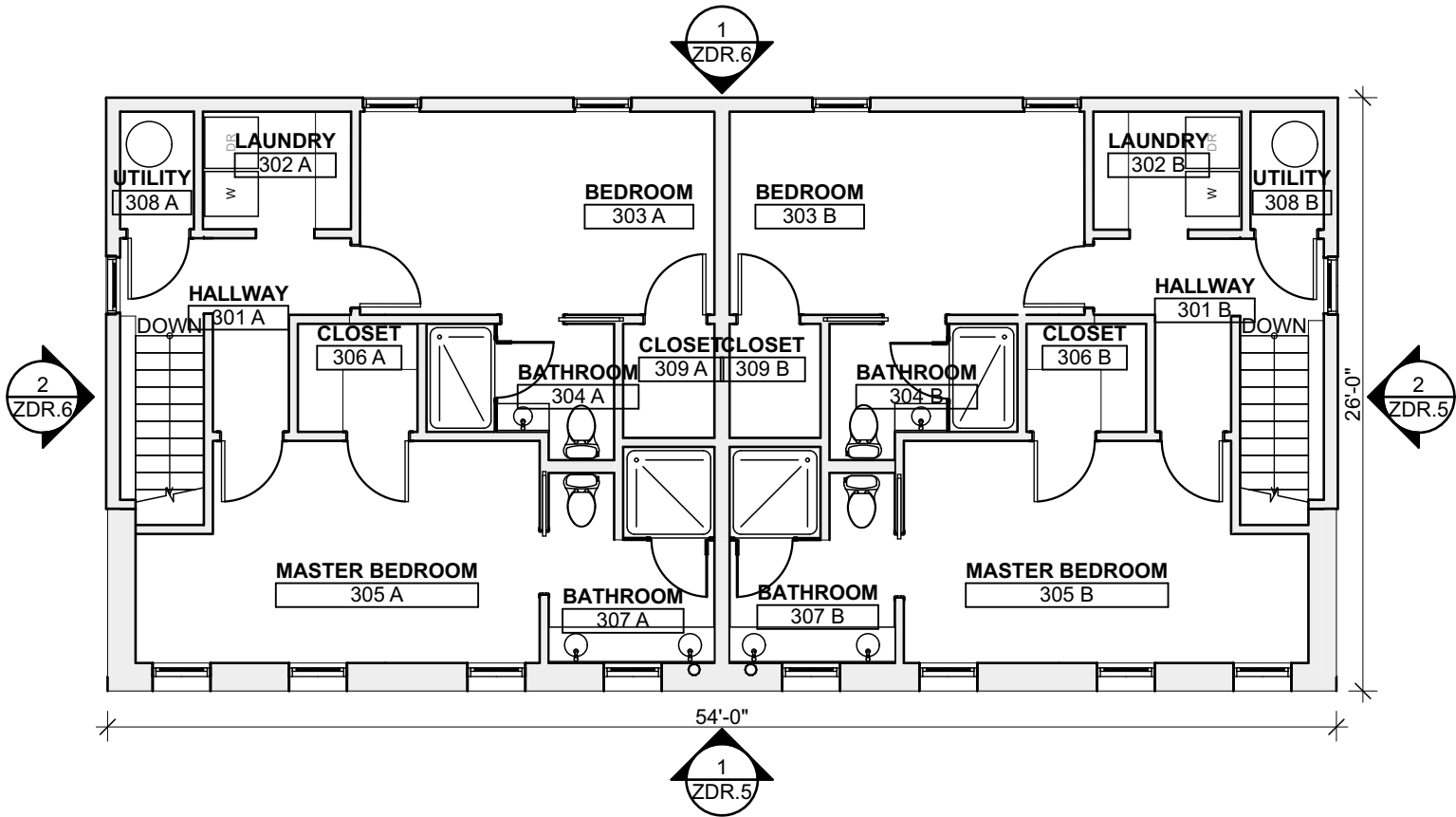
Floor Plans

scale As Noted	
date September 18, 2026	
no. 4	of. 6

Sheet No.

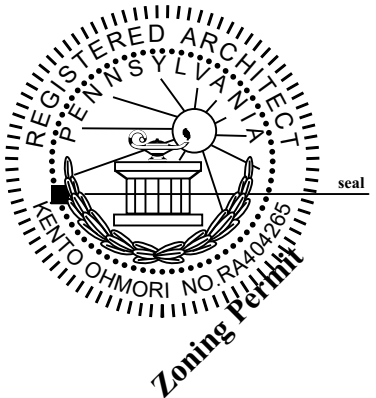
ZDR.4

Project #2424



1 Third Floor Plan
SCALE: 1/8" = 1'-0"





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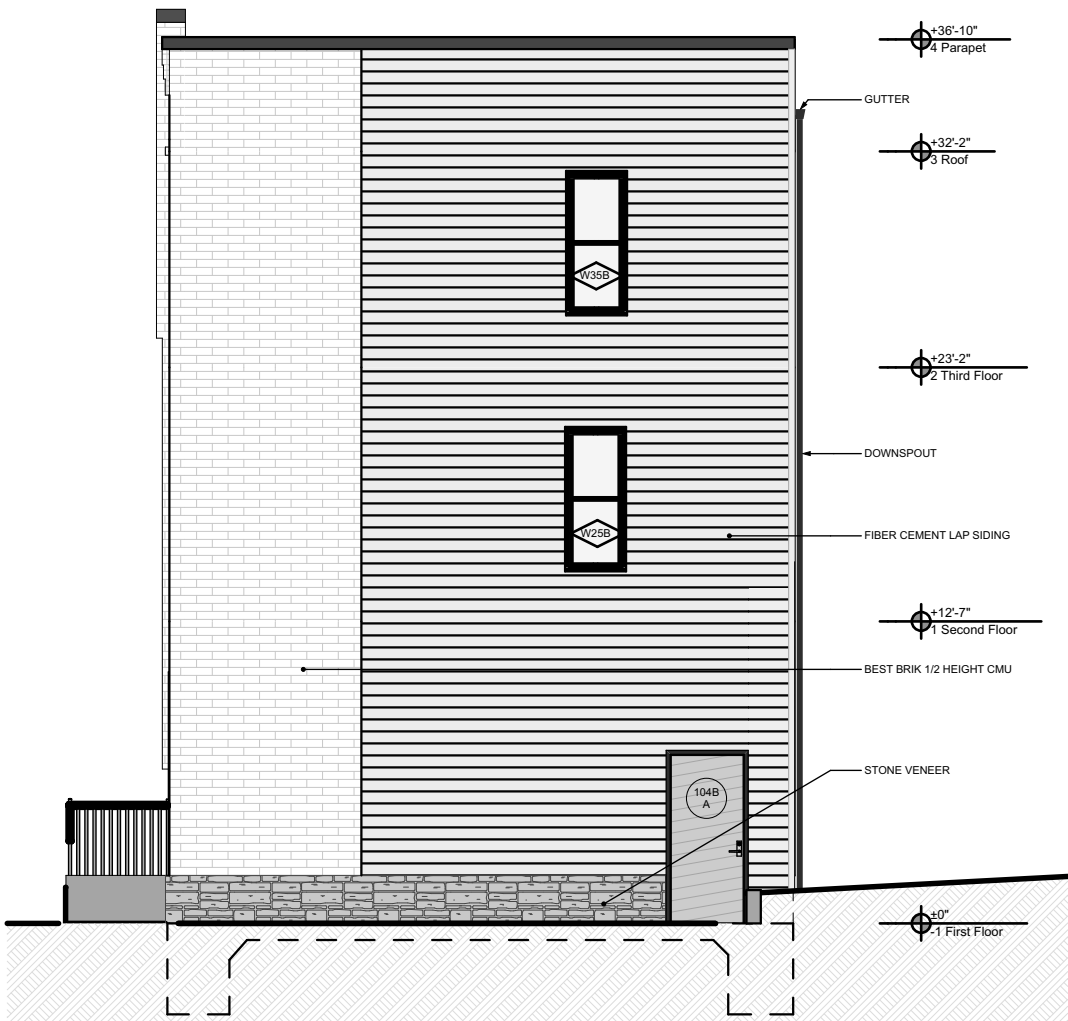
Elevations

scale	As Noted
date	September 18, 2026
no.	5
of.	6

Sheet No.

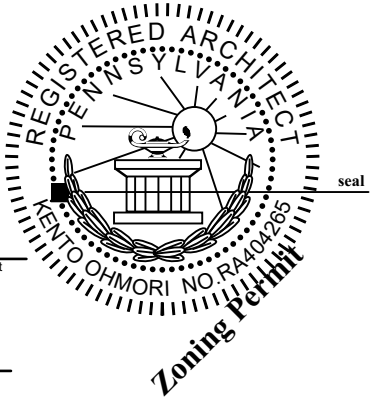
ZDR.5

Project #2424



1 South Elevation
SCALE: 1/8" = 1'-0"

2 East Elevation
SCALE: 1/8" = 1'-0"



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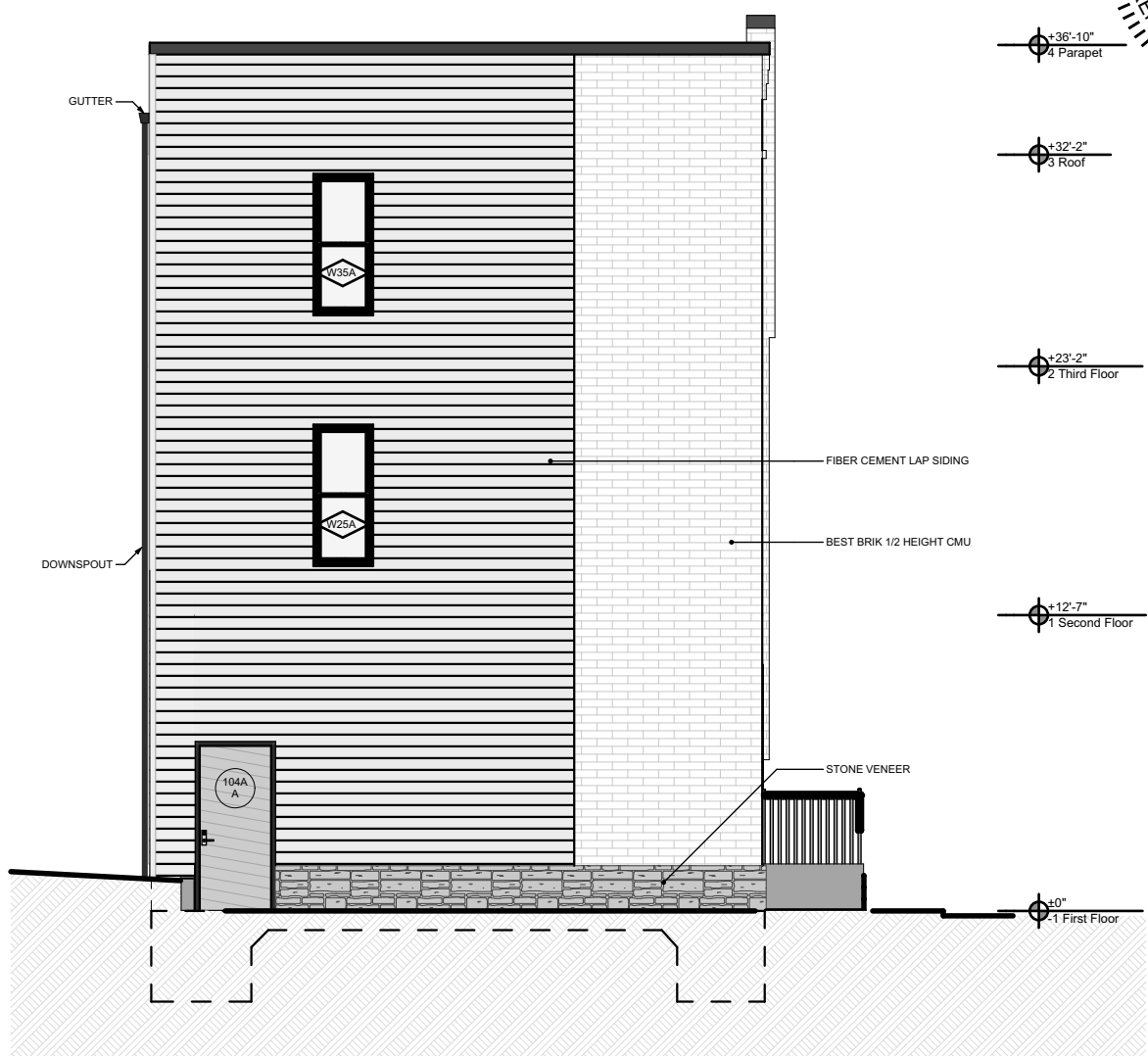
drawing title

Elevations



North Elevation

SCALE: 1/8" = 1'-0"



West Elevation

SCALE: 1/8" = 1'-0"

scale As Noted		Sheet No. ZDR.6 Project #2424
date September 18, 2026		
no. 6	of. 6	