



A. PROJECT INFORMATION

1. ZONING DEVELOPMENT REVIEW CASE INFORMATION

Application is: ☒ Development Project ☐ Protest Appeal

ZDR Case Number: BDA-2025-08535

Project Description: Change of legal non-conforming use

Case Review Date: Aug 2025

2. SITE INFORMATION

Development Address: 1923 BROADWAY AVE

Parcel (s): 35-P-9

Zoning Designation: R1D-M

Neighborhood: Beechview

Registered Community Organization: -

Date of Development Activities Meeting: -

B. ZBA REQUESTS

Type of Request: Special Exception Code Section: 921.02

Description: Change of Existing Funeral Home to Art Creation/ Sales space with one dwelling unit at top floors.

CERTIFICATE OF OCCUPANCY

CITY OF PITTSBURGH

ZBA 38-1991

Use Groups B, R-3

No. _____

61803 '91 DEC 17

Location _____

1923 Broadway Avenue

Ward _____

19

Permitted Occupancy _____

2 story structure with funeral home on first floor and
one dwelling unit above with three car garage in rear with one story addition above
garage (28'6"x34'6") and connecting hallway between structures (10'x19'6"). Total
of two viewing rooms.

Owner _____

William Eckles

Lessee _____

Address _____

926 Highview Road
Pittsburgh, PA 15234

Address _____



Permission is hereby granted for the occupancy above described.

D. M. [Signature]
Chief, Bureau of Building Inspection

