



CITY OF HARTFORD DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING & ZONING DIVISION

Citywide and NRZ Updates (Updated 9/11/2025)

Planning & Zoning / Inland Wetlands & Watercourses Commission

(Even Tuesdays @6PM) | <https://hartfordct.gov/pz/PZCmeeting>

INLAND WETLANDS & WATERCOURSES COMMISSION – (9/23/25)

Applications Received / Carried Forward: NONE

Public Hearings: NONE

PLANNING & ZONING COMMISSION – (9/23/25)

Applications Received / Carried Forward:

- **1841 Park Street (Parkville)** - Request for a Special Permit to propose an Eating Place with Drinking Place on a portion of a property with less than 1,000 square feet in the MS-1 zoning district.
- **445 Homestead Avenue (Upper Albany)** - Request for a special permit for an Urban Farm per Section 3.3.3 F on a property in the CX-1 district.
- **554 Wethersfield Avenue (South End)** - Request for a Special Permit to propose a Neighborhood Assembly in a portion of a mixed-use building on a property in the MS-1 zoning district.
- **93 Pratt Street (Downtown)** - Request for a Special Permit to establish a Drinking Place on a property in the DT-3 District

Public Hearings:

- **87 Main Street (Frog Hollow)** - Request for a Special Permit to establish an Office Use on a property in the MS-1 District.
- **271 Franklin Avenue (South End)** - Request for a Special Permit to establish a Smoke Shop on a property in the MS-2 District.
- **1978 Park Street (Parkville)** - Request for a Special Permit to establish Office Use on a property in the MS-1 District.
- **Zoning Text Amendment-PZ-TXTAMD-25-000004 (City Wide)**- A city-proposed change to Zoning Regulation Section 3.3.1.H, 3.3.1.D and 3.2-A pertaining to Temporary Shelter Facility and Group Living for Health Reasons allowed locations.
- **Zoning Text Amendment-PZ-TXTAMD-25-000005 (City Wide)** -City-proposed change to Zoning Regulations Section 3.3.1.H, 3.3.1.D and 3.2-A pertaining to Temporary Shelter Facility and Group Living for Health Reasons allowed locations.

Non-Public Hearings:

- **885-891 Albany Avenue (Upper Albany)** - Request for site plan approval associated with a unified development and previously issued Special Permit application to establish ground floor office use in the MS-1 zone, this is continued from 08/26/25 to 09/23/25].

Historic Properties / Preservation Commission

(3rd Wednesday @4PM) | <https://hartfordct.gov/pz/HPCmeeting>

HISTORIC PRESERVATION COMMISSION – (9/17/25)

Applications Received / Carried Forward: None

Public Hearings:

- **778 Broad St (Frog Hollow)**- Proposed signage replacement in the Frog Hollow Historic District.
- **248 Edgewood St (Northeast)** - Proposed garage door, siding, & window repair in the Upper Albany Historic District.
- **206 Jefferson St (Frog Hollow)** - Proposed window enlarging and replacement in the Frog Hollow Historic District.
- **623 Park St (Frog Hollow)** - Proposed roof, window, and brick renovations in the Frog Hollow Historic District
- **118 Main St (CSS/CON)** - Proposed stairs and ramp installation in the South Green Historic District.
- **34 Girard Av (West End)** - Proposed wood to vinyl window replacement (15) in the West End North Historic District.
- **200 Russ St (Frog Hollow)** - Garage Door replacement without permits in the Frog Hollow Historic District.
- **221 Ward St (Frog Hollow)** - Building rehabilitation in the Frog Hollow Historic District.

New Business:

- **Hartford Preservation Alliance Report**
- **Staff Approvals – 2025 9-17HISTLIST 1**
- **General Communications/New Business**
- **Chair Report**

Zoning Board of Appeals

(1st Tuesday @6PM) | <https://hartfordct.gov/pz/ZBAmeeeting>

ZONING BOARD OF APPEALS – (10/07/25) – CANCELLED ** NEXT MEETING 10/07/2025 **

Applications Received / Carried Forward: **TBA**

Public Hearings: **TBA**



CITY OF HARTFORD DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING & ZONING DIVISION

Citywide and NRZ Updates (Updated 9/11/2025)

Comprehensive Planning & Complete Streets

Complete Streets Task Force (2nd Monday @12PM during Even Months): <https://www.hartfordct.gov/pz/CSTFmeeting>

COMPLETE STREETS:

Shared Mobility Study. The City is exploring ways to improve shared transportation options—like bikes, scooters, and shuttles—to improve service for all residents. Take a survey to share your thoughts on transportation needs and service gaps in your neighborhood.

www.hartfordct.gov/MicromobilitySurvey

Bicycle Friendly Community Survey. The League of American Bicyclists is seeking your input to gain a better understanding of the cycling experience in Hartford. Take the survey at: (English)

https://www.surveymonkey.com/r/BFC_2025

(Español) https://www.surveymonkey.com/r/HartfordCT_BFC25esp

COMPREHENSIVE PLANNING:

The Homestead Avenue Redevelopment Plan is wrapping up. Find the final draft online at:

www.activatehomesteadave.com

South Downtown and Parkville neighborhood planning processes are in progress. General updates can be found

at: <https://neighborhoodplanning.hartford.gov/>.

For questions and comments, contact

Owen.Deutsch@hartford.gov.

General Information

Planning & Zoning Contact: oneplan@hartford.gov |

Transportation Planning Contact: safestreets@hartford.gov.

Planning and Zoning Website online at: hartfordct.gov/pz |

Application Portal online at: hartfordct.gov/pz/applicationportal.

Note: Board and Commission agendas are subject to change. Please check online for the latest information.



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Citywide and NRZ Updates (Updated 9/11/2025)

Planning & Zoning Division (8/2025)	
Zoning Enforcement Cases Received (CITYWIDE)	55
Planning Applications Received (CITYWIDE)	147

PLANNING APPLICATIONS BY NRZ (8/2025)

OTHER	21
Accessory Structure	1
Historic Preservation	2
Lot Line Adjustment	1
Principal Use/Accessory Use	2
Signage	2
Site Plan Review	1
Special Permit	2
Temporary Signage	1
Pre-Application	9
ASYLUM HILL NRZ	11
Accessory Structure	1
Certificate of Nonconformance/Compliance	2
Historic Preservation	2
Zoning Verification	6
BLUE HILLS NRZ	7
Accessory Structure	6
Certificate of Nonconformance/Compliance	1
CLAY ARSENAL NRZ	9
Accessory Structure	1
Certificate of Nonconformance/Compliance	1
Historic Preservation	3
Principal Use/Accessory Use	1
Site Plan Review	1
Temporary Use	1
Zoning Verification	1
CSS / CON NRZ	1
Historic Preservation	1
FROG HOLLOW NRZ	11
Certificate of Nonconformance/Compliance	1
Historic Preservation	6
Signage	2
Site Plan Review	1
Zoning Verification	1
MARG NRZ	8
Accessory Structure	1
Historic Preservation	2

Principal Use/Accessory Use	2
Site Plan Review	1
Zoning Verification	2
NORTHEAST NRZ	15
Accessory Structure	10
Certificate of Nonconformance/Compliance	2
Historic Preservation	1
Site Plan Review	1
Temporary Use	1
PARKVILLE NRZ	10
Accessory Structure	3
Historic Preservation	1
Principal Use/Accessory Use	2
Site Plan Review	1
Special Permit	1
Temporary Use	1
Zoning Verification	1
SOUTH DOWNTOWN NRZ	2
Site Plan Review	1
Zoning Verification	1
SOUTH END NRZ	9
Accessory Structure	5
Principal Use/Accessory Use	1
Signage	1
Special Permit	2
UPPER ALBANY NRZ	16
Accessory Structure	5
Historic Preservation	9
Principal Use/Accessory Use	1
Special Permit	1
WEST END NRZ	15
Accessory Structure	2
Historic Preservation	8
Lot Line Adjustment	1
Principal Use/Accessory Use	2
Zoning Verification	2
SOUTHWEST / BEHIND THE ROCKS	12
Accessory Structure	8
Signage	1
Site Plan Review	1
Zoning Verification	2

*Numbers are based on pending applications/cases received and assigned at the end of the month. Final aggregate numbers may differ.