



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

Citywide and NRZ Updates (Updated 10/01/2025)

Planning & Zoning / Inland Wetlands & Watercourses Commission

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

INLAND WETLANDS & WATERCOURSES COMMISSION – (10/14/25)

Applications Received / Carried Forward: NONE

Public Hearings: NONE

PLANNING & ZONING COMMISSION – (10/14/25)

Applications Received / Carried Forward:

- **1084 Capitol Avenue (Parkville)** - Request for a Special Permit for the continuation of legally nonconforming Drinking Place on a property in the NX-2 District.
- **2035 Broad Street (MARG)** - Request for an amendment to a Special Permit to allow for the expansion of a Neighborhood Assembly Use on a property in the MS-2 District.
- **91 Naugatuck Street (North East)** - Proposed subdivision of 27 parcels at 53-55, 57-59, 61-63, 65-67, 69-71, 73-75, 79-81, 85-97, & 91-93 Naugatuck Street, pursuant to the City of Hartford's Subdivision Regulations and Zoning Regulations
- **97 Main Street (Frog Hollow)** - Request for a Special Permit to establish an Office Use on a property in the MS-1 District.

Public Hearings:

- **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.
- **1841 Park Street (Parkville)** - Request for a Special Permit to propose a Eating Place with Drinking Place on a portion of a property with less than 1,000 square feet 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.
- **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.
- **Zoning Text Amendment-PZ-TXTAMD-25-000004 (City Wide)** - A city-proposed change to Zoning Regulation Section 4.20.7 D pertaining to Accessory Utility Structures - Mechanical-Appurtenances.
- **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.
- **1978 Park Street (Parkville)** - Request for a Special Permit to establish an Office Use on a property in the MS-1 District.

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 a ground floor office use in the MS-1 zone.

Historic Properties / Preservation Commission

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

HISTORIC PRESERVATION COMMISSION – (10/15/25) – **TBA**

Applications Received / Carried Forward: TBA

Public Hearings: TBA

New Business: TBA

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS – (10/07/25) – Postponed to 12/2/2025

Applications Received / Carried Forward:

- **52 Tremont Street (West End)** - Request for variance from Section 7.5.3 D (1) of the Zoning Regulations on a property in the N-2-2 District.
- **175 Mather Street [Withdrawn] (Clay Arsenal)** - Request for variances from Sections 3.5, 4.11, 6.8, 6.9 and 6.10 to allow for the development of an accessory commercial parking lot associated with an apartment building type in the NX-1 District.

Public Hearings:

- **52 Tremont Street (West End)** - Request for variance from Section 7.5.3 D (1) of the Zoning Regulations on a property in the N-2-2 District.
- **175 Mather Street [Withdrawn] (Clay Arsenal)** - Request for variances from Sections 3.5, 4.11, 6.8, 6.9 and 6.10 to allow for the development of an accessory commercial parking lot associated with an apartment building type in the NX-1 District.



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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

*The survey will remain open until Saturday, October 5th

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.

Demolition Permits from Licenses and Inspections

- 258 Capen (**North East**) – Demolition of Two-Family building.
- 300 Wethersfield (**South End**) – Demolition of Auto Service building.
- 53 Benton (**MARG**) – Demolition of structure on property.

Comprehensive Planning & Upcoming Events

Capitol Regional Council of Governments (CRCOG) Stormwater Meetings: Discussion of regional stormwater problems and community solutions.

Saturday October 18, 3-6 pm

Rocky Hill Fall Festival, Elm Ridge Park, Rocky Hill, CT

Wednesday, October 22, 7-8:30 pm

Virtual via Zoon: [Tinyurl.com/mry9mstr](https://tinyurl.com/mry9mstr)



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

Citywide and NRZ Updates (Updated 10/01/2025)

| Planning & Zoning Division (9/2025) | |
|--|-----|
| Zoning Enforcement Cases Received (CITYWIDE) | 38 |
| Planning Applications Received (CITYWIDE) | 183 |

PLANNING APPLICATIONS BY NRZ (9/2025)

| | |
|--|-----------|
| OTHER | 23 |
| Accessory Structure | 5 |
| Certificate of Nonconformance/Compliance | 1 |
| Historic Preservation | 4 |
| Principal Use/Accessory Use | 1 |
| Signage | 2 |
| Site Plan Review | 2 |
| Temporary Use | 1 |
| Zoning Verification | 4 |
| Pre-Application | 3 |
| ASYLUM HILL NRZ | 7 |
| Historic Preservation | 2 |
| Signage | 1 |
| Site Plan Review | 1 |
| Zoning Verification | 3 |
| BLUE HILLS NRZ | 11 |
| Accessory Structure | 9 |
| Principal Use/Accessory Use | 1 |
| Site Plan Review | 1 |
| CLAY ARSENAL NRZ | 28 |
| Accessory Structure | 1 |
| Historic Preservation | 1 |
| Principal Use/Accessory Use | 1 |
| Variance | 2 |
| Zoning Verification | 23 |
| CSS / CON NRZ | 2 |
| Site Plan Review | 1 |
| Zoning Verification | 1 |
| FROG HOLLOW NRZ | 16 |
| Accessory Structure | 3 |
| Historic Preservation | 6 |
| Principal Use/Accessory Use | 3 |
| Special Permit | 1 |
| Zoning Verification | 3 |
| MARG NRZ | 11 |
| 8-24 Review | 1 |
| Accessory Structure | 6 |
| Certificate of Nonconformance/Compliance | 1 |

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|-------------------------------------|------------|
| Historic Preservation | 1 |
| Principal Use/Accessory Use | 1 |
| Special Permit | 1 |
| NORTHEAST NRZ | 17 |
| 8-24 Review | 1 |
| Accessory Structure | 4 |
| Historic Preservation | 2 |
| Principal Use/Accessory Use | 1 |
| Site Plan Review | 1 |
| Subdivision/Resubdivision | 1 |
| Zoning Verification | 7 |
| PARKVILLE NRZ | 11 |
| Accessory Structure | 3 |
| Historic Preservation | 2 |
| Principal Use/Accessory Use | 3 |
| Signage | 1 |
| Site Plan Review | 1 |
| Special Permit | 1 |
| SOUTH DOWNTOWN NRZ | 2 |
| 8-24 Review | 1 |
| Lot Line Adjustment | 1 |
| SOUTH END NRZ | 6 |
| Accessory Structure | 5 |
| Site Plan Review | 1 |
| UPPER ALBANY NRZ | 9 |
| Historic Preservation | 3 |
| Zoning Verification | 6 |
| WEST END NRZ | 21 |
| Accessory Structure | 4 |
| Historic Preservation | 12 |
| Variance | 1 |
| Zoning Verification | 4 |
| SOUTHWEST / BEHIND THE ROCKS | 19 |
| Accessory Structure | 15 |
| Principal Use/Accessory Use | 1 |
| Site Plan Review | 1 |
| Zoning Verification | 2 |
| Grand Total | 183 |

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