



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

Citywide and NRZ Updates (Updated 11/06/2025)

### Planning & Zoning / Inland Wetlands & Watercourses Commission

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

#### **INLAND WETLANDS & WATERCOURSES COMMISSION – (11/12/25)**

Applications Received / Carried Forward: NONE

Public Hearings: NONE

#### **PLANNING & ZONING COMMISSION – (11/12/25)**

Applications Received / Carried Forward:

- **1893 Park Street (Parkville)** - Request for a Special Permit to establish an Office Use on ground level of a property in the MS-1 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.

Public Hearings:

- **Zone Map Amendment (South End)**- Request to rezone the parcel located at 80 Goodrich Street from N-3-1 to MS-2
- **10 Love Lane (North East)** - Request for a Special Permit to propose a Neighborhood Assembly in a portion of a mixed-use building on a property in the CX-2 zoning 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 Regulation.

Non-Public Hearings:

- **Informal Discussion per CGS sec. 7-159b: Zone Map Amendment (Blue Hills)**- Request to rezone the parcel located at 25 Cornwall Street from N-4-1 to CX-2.

### Historic Properties / Preservation Commission

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

#### **HISTORIC PRESERVATION COMMISSION – (11/19/25)**

Applications Received / Carried Forward: NONE

Public Hearings:

- **58 Hamilton St (Frog Hollow)**- Siding replacement without permits in the Frog Hollow Historic District.
- **200 North Beacon St (West End)** - Proposed window replacement in the Prospect Avenue Historic District.
- **814 Albany Ave (Upper Albany)**- Proposed front porch reconstruction in the Upper Albany Historic District.
- **370 Farmington Ave (Asylum Hill)**- Proposed signage installation in the Asylum Hill Historic District and individually listed on the National Register of Historic Places.
- **97 Main St (Frog Hollow)**- Proposed signage installation in the South Green Historic District. Owner: City of Hartford; Applicant: Kristine Braccidiferro.
- **224 Washington St (Frog Hollow)**- Proposed building rehabilitation in the Jefferson Seymour Historic District
- **391 Fairfield Ave (South West)** - Proposed window and door replacement in the Fairfield Avenue Historic District.
- **100 Allyn St (Downtown)** - Proposed signage installation in the Ann Street Historic District. Public Hearings:

New Business: NONE

### Zoning Board of Appeals

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

#### **ZONING BOARD OF APPEALS) – Postponed to 12/2/2025**

Applications Received / Carried Forward:

Public Hearings:

- **234 Barbour Street (Northeast)** - Request for variance from Section 4.10.2.A related to the construction of a library on a parcel located in the MS-2 District.
- **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.



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

Citywide and NRZ Updates (Updated 11/06/2025)

### In Focus: Proposed Text Amendment

PZ-TXTAMD-25-000005

**PZ-TXTAMD-25-000005:** posted on the Planning & Zoning Commission agenda on July 22, public hearing open since August 12. Final comments are invited from the NRZs and public.

The amendment proposed by staff is intended to modernize the City's zoning regulations with respect to shelters, rooming houses, and group living facilities. Among other changes, this amendment would allow shelter facilities to have better access to transit and essential services, rather than being limited to industrial areas. One of the zones shelters may be allowed in is MX-1, which is largely found along major corridors. The dispersion requirements for shelters would also be reduced to 500 feet, and a special permit may be required. Any new shelter facility would still be required to meet building type requirements, and meet all the standards of Zoning Code Sec. 3.3.1.H. A map of the City's MX-1 zoning and existing shelters is available at: [tinyurl.com/MX-1-Zoning](https://tinyurl.com/MX-1-Zoning).

Please direct any questions or comments to: [oneplan@hartford.gov](mailto:oneplan@hartford.gov).

### General Information

Planning & Zoning Contact: [oneplan@hartford.gov](mailto:oneplan@hartford.gov) | Transportation Planning Contact: [safeststreets@hartford.gov](mailto:safeststreets@hartford.gov).  
Planning and Zoning Website online at: [hartfordct.gov/pz](https://hartfordct.gov/pz) | Application Portal online at: [hartfordct.gov/pz/applicationportal](https://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

**MISC-DEM-25-000017**

**Address:** 77 ROWE (pending)

**Description of work:** demolition of three car detached garage

**Applied in September and Issued in October:**

**MISC-DEM-25-000017**

**Address:** 112 PROSPECT AV Issued on 10/29/2025

**Description of work:** Demolish structure, foundation and slab to remain in place

**MISC-DEM-25-000018**

**Address:** 53 BENTON ST Issued on 10/09/2025

**Description of work:** Demolition of structure on property

**MISC-DEM-25-000019**

**Address:** 258 CAPEN ST issued on 9/12/2025

**Description of work:** REMOVE ALL BURN DAMAGE LUMBER AND BRICK, METAL



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

Citywide and NRZ Updates (Updated 11/06/2025)

| Planning & Zoning Division (10/2025)         |     |
|--|-----|
| Zoning Enforcement Cases Received (CITYWIDE) | 21  |
| Planning Applications Received (CITYWIDE)    | 169 |

## PLANNING APPLICATIONS BY NRZ (10/2025)

|  |           |
|--|-----------|
| <b>OTHER</b>                             | <b>24</b> |
| Accessory Structure                      | 4         |
| Historic Preservation                    | 4         |
| Principal Use/Accessory Use              | 1         |
| Zoning Verification                      | 7         |
| Pre-Application                          | 8         |
| <b>ASYLUM HILL NRZ</b>                   | <b>5</b>  |
| Historic Preservation                    | 2         |
| Principal Use/Accessory Use              | 1         |
| Signage                                  | 1         |
| Zoning Verification                      | 1         |
| <b>BLUE HILLS NRZ</b>                    | <b>14</b> |
| Accessory Structure                      | 8         |
| Historic Preservation                    | 1         |
| Map Amendment                            | 1         |
| Site Plan Review                         | 1         |
| Zoning Verification                      | 3         |
| <b>CLAY ARSENAL NRZ</b>                  | <b>8</b>  |
| Accessory Structure                      | 1         |
| Historic Preservation                    | 2         |
| Principal Use/Accessory Use              | 1         |
| Site Plan Review                         | 1         |
| Zoning Verification                      | 3         |
| <b>CSS / CON NRZ</b>                     | <b>4</b>  |
| Accessory Structure                      | 1         |
| Historic Preservation                    | 1         |
| Site Plan Review                         | 1         |
| Zoning Verification                      | 1         |
| <b>FROG HOLLOW NRZ</b>                   | <b>21</b> |
| Certificate of Nonconformance/Compliance | 2         |
| Historic Preservation                    | 6         |
| Principal Use/Accessory Use              | 5         |
| Signage                                  | 5         |
| Zoning Verification                      | 3         |
| <b>MARG NRZ</b>                          | <b>16</b> |
| Accessory Structure                      | 3         |
| Historic Preservation                    | 1         |
| Principal Use/Accessory Use              | 3         |

|                                     |           |
|-------------------------------------|-----------|
| Signage                             | 1         |
| Zoning Verification                 | 8         |
| <b>NORTHEAST NRZ</b>                | <b>12</b> |
| Accessory Structure                 | 4         |
| Historic Preservation               | 1         |
| Principal Use/Accessory Use         | 3         |
| Signage                             | 1         |
| Special Permit                      | 1         |
| Variance                            | 1         |
| Zoning Verification                 | 1         |
| <b>PARKVILLE NRZ</b>                | <b>9</b>  |
| Principal Use/Accessory Use         | 2         |
| Special Permit                      | 1         |
| Zoning Verification                 | 6         |
| <b>SOUTH DOWNTOWN NRZ</b>           | <b>1</b>  |
| Temporary Use                       | 1         |
| <b>SOUTH END NRZ</b>                | <b>22</b> |
| Accessory Structure                 | 10        |
| Approval of Location (Automotive)   | 1         |
| Map Amendment                       | 1         |
| Principal Use/Accessory Use         | 3         |
| Signage                             | 1         |
| Temporary Use                       | 1         |
| Variance                            | 1         |
| Zoning Verification                 | 4         |
| <b>UPPER ALBANY NRZ</b>             | <b>4</b>  |
| Historic Preservation               | 1         |
| Principal Use/Accessory Use         | 1         |
| Signage                             | 1         |
| Zoning Verification                 | 1         |
| <b>WEST END NRZ</b>                 | <b>19</b> |
| Accessory Structure                 | 2         |
| Historic Preservation               | 8         |
| Zoning Verification                 | 9         |
| <b>SOUTHWEST / BEHIND THE ROCKS</b> | <b>10</b> |
| Accessory Structure                 | 6         |
| Approval of Location (Automotive)   | 1         |
| Historic Preservation               | 2         |
| Principal Use/Accessory Use         | 1         |

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