



General Information and Feedback

Planning & Zoning Email: oneplan@hartford.gov

Planning & Zoning Website: hartfordct.gov/pz

Planning & Zoning Social Media: linktr.ee/DDS4Hartford (@DDS4Hartford)

Transportation Planning: safestreets@hartford.gov.

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

Note: Commission agendas are subject to change. Please check online at the links below for the latest agendas, posted documents and other information .

Planning & Zoning / Inland Wetlands & Watercourses Commission

(Even Tuesdays @ 6 PM) | <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 (these applications are considered in a future hearing):

- **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. **[scheduled for 12/9/2025]**
- **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to Temporary Shelter Facility and Group Living for Health Reasons allowed locations.**[scheduled for 12/9/2025][WITHDRAWN]**

Public Hearings:

- **Zone Map Amendment (South End)**- Request to rezone the parcel located at 80 Goodrich Street from N-3-1 to MS-2- **approved**
- **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. - **approved**
- **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. - **approved**

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. **[scheduled for 12/9/2025]**

Zoning Board of Appeals

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

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.



Historic Properties / Preservation Commission

(3rd Wednesday @ 4 PM) | <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:
- **45 Niles St (Asylum Hill)** - Proposed front porch window replacement in the Asylum Hill/Laurel and Marshall Historic District.
- **125 New Park Ave (Parkville)** - Proposed roof construction in the Parkville Historic District.
- **68 Burton St (Upper Albany)** - Proposed window and door installation and removal of existing egress stairs in the Upper Albany Historic District.
- **1390 Park St (Parkville)** - Proposed signage installation in the Parkville Historic District.
- **62 Cedar St (South Downtown)** - Proposed siding and roof replacement in the Jefferson Seymour Historic District.

New Business: NONE

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. The consideration of this item by the Planning & Zoning Commission was scheduled for December 9, 2025. This item will now be **withdrawn**.

A substitute amendment will be proposed and likely heard by the Planning & Zoning Commission at a public hearing in January. The substituted amendment would only allow the Zoning Board of Appeals to approve shelters in MX-1 zoning under special circumstances. A map of the City's MX-1 zoning and existing shelters is available at: tinyurl.com/MX-1-Zoning.

Please direct any questions or comments to: oneplan@hartford.gov.

Demolition Permits Submitted to Licenses & Inspections

- **MISC-DEM-25-000017**
Address: 77 ROWE (pending)
Description of work: Demolition of three car detached garage
Opened: 10/27/2025
- **MISC-DEM-25-000015**
Address: 47 FENWICK ST (additional info required)
Description of work: Demolish residential structure, foundation to remain
Opened: 8/12/2025



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

Citywide and NRZ Updates (Updated 11/10/2025)

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

PLANNING APPLICATIONS BY NRZ (10/2025)

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

Signage	1
Zoning Verification	8
NORTHEAST NRZ	12
Accessory Structure	4
Historic Preservation	1
Principal Use/Accessory Use	3
Signage	1
Special Permit	1
Variance	1
Zoning Verification	1
PARKVILLE NRZ	9
Principal Use/Accessory Use	2
Special Permit	1
Zoning Verification	6
SOUTH DOWNTOWN NRZ	1
Temporary Use	1
SOUTH END NRZ	22
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
UPPER ALBANY NRZ	4
Historic Preservation	1
Principal Use/Accessory Use	1
Signage	1
Zoning Verification	1
WEST END NRZ	19
Accessory Structure	2
Historic Preservation	8
Zoning Verification	9
SOUTHWEST / BEHIND THE ROCKS	10
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.