



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: aca-prod.accela.com/Hartford/Default.aspx (new!)
- Planning & Zoning Information & Resources: hartfordct.gov/pz/info (new!)

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>

PLANNING & ZONING COMMISSION –

Applications Received / Carried Forward (these applications will be considered in a future hearing):

- **339 Franklin Avenue (South End)**- Request for a Special Permit to establish a Drinking Place on a property in the MS-2 District.
- **Zoning Text Amendment PZ-TXTAMD-25-000007 (City Wide)** - City-proposed change to Zoning Regulations Sec. 1.3.6 to allow the Zoning Board of Appeals to approve shelters in MX-1 zoning with NRZ noticing.
- **35 Franklin Avenue (MARG)**- Request for Special Permit to propose a Smoke Shop on a property in the MS-1 zoning district.
- **163 & 165 Buckingham (South Downtown)**– Request to rezone the parcel of 163-165 Buckingham Street from NX-1 to MS-3.
- **Zoning Text Amendment-PZ-TXTAMD-25-000004 [Continued to 05/12/26] (City Wide)** - A city-proposed change to Zoning Regulation Section 4.20.7 D pertaining to Accessory Utility Structures - Mechanical-Appurtenances.
- **337 Vine Street [Continued to 05/12/26] (North East)** - Request for Inland Wetlands and Watercourses Permit for a proposed rehabilitation of temporary access roads and existing sewer interceptor & manholes and within the 100 ft watercourse buffer pursuant to the City of Hartford Inland Wetlands and Watercourses Regulations for a city-owned property in the OS District.

Public Hearings (4/28/26):

- **600 Leibert Road (no NRZ- North Meadows)**- Request for Inland Wetlands and Watercourses Permit for proposed geotechnical subsurface investigations as part of the proposed 30-Inch Water Transmission Main Crossing Below the Connecticut River Project, within the 100 ft watercourse buffer pursuant to the City of Hartford Inland Wetlands and Watercourses Regulations for a city-owned property in the ID-2 District.(non-public hearing)
- **110 & 114 Vernon Street (Frog Hollow)**- Request for a special permit for a Civic & Institutional Use on a property in the MX-2 District with Campus Overlay.
- **Zoning Text Amendment-PZ-TXTAMD-26-000002 (City Wide)** - A city-proposed Temporary Moratorium on Smoking Places, Smoke Shops and retail sale of nicotine and tobacco products.

Zoning Board of Appeals

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

ZONING BOARD OF APPEALS –

Applications Received / Carried Forward- (these applications will be considered in a future hearing)

- **465 Ledyard Street (South End)** - Request for variance from Section 3.3.2 A (3) (a) of the Zoning Regulations on a property in the ID-1 District.

Public Hearings (4/7/2026):

- **91 Babcock Street (Frog Hollow)** - Request for variance from Section 3.3.2 A (3) (c) of the Zoning Regulations on a property in the NX-2 District. -continued to 5/5/2026
- **200 Farmington Avenue (Asylum Hill)** - Request for variance from Section 3.3.2 A (3) (a) and 3.3.2 A 3 (c) of the Zoning Regulations on a property in the MS-1 District. - denied



Historic Properties / Preservation Commission

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

HISTORIC PRESERVATION COMMISSION – (4/15/2026)

Applications Received / Carried Forward: **None**

Public Hearings:

- **17 Central Row (Downtown)** - Proposed alternative windows and door installation in the Main Street Historic District.
-continued to 5/20/26
- **181 Ann Uccello St (Downtown)** - Proposed signage installation in the Ann Street Historic District. **-approved**
- **190 Edgewood St (Upper Albany)** - Proposed new construction of 2 family house. **-approved**
- **479 Farmington Av (West End)** - Unpermitted signage installation in the Sisson – South Whitney Historic District.
approved
- **715 Albany Av (Upper Albany)** - Proposed façade alterations. **-approved**
- **66 Francis Av (Parkville)** - Unpermitted siding and windows. **-approved**
- **275 High St (Downtown)** - Proposed new construction of apartment building in the Downtown North Historic District.
-approved
- **22 West Raymond (Upper Albany)** - Proposed new construction of 2 family house. **-approved**

PLANNING APPLICATIONS BY NRZ (3/2026)

Planning & Zoning Division (03/2026)	
Zoning Enforcement Cases Received	24
Planning Applications Received	169

OTHER	31
ASYLUM HILL NRZ	17
Accessory Structure	6
Historic Preservation	3
Principal Use/Accessory Use	3
Site Plan Review	1
Zoning Verification	4
BLUE HILLS NRZ	3
Accessory Structure	1
Site Plan Review	2
CLAY ARSENAL NRZ	10
Accessory Structure	2
Historic Preservation	3
Principal Use/Accessory Use	1
Site Plan Review	1
Zoning Verification	3
CSS / CON NRZ	7
Accessory Structure	1
Historic Preservation	3
Site Plan Review	1
Zoning Verification	2
FROG HOLLOW NRZ	13
Accessory Structure	1
Historic Preservation	2
Principal Use/Accessory Use	1
Special Permit	1
Zoning Verification	8
MARG NRZ	14
Accessory Structure	6
Principal Use/Accessory Use	1
Special Permit	1

Zoning Verification	6
NORTHEAST NRZ	9
Accessory Structure	1
Principal Use/Accessory Use	3
Signage	1
Site Plan Review	1
Zoning Verification	3
PARKVILLE NRZ	14
Accessory Structure	1
Historic Preservation	2
Principal Use/Accessory Use	4
Signage	1
Temporary Use	1
Zoning Verification	5
SOUTH DOWNTOWN NRZ	1
Map Amendment	1
SOUTH END NRZ	14
Accessory Structure	2
Principal Use/Accessory Use	3
Signage	3
Variance	1
Zoning Verification	5
UPPER ALBANY NRZ	12
Accessory Structure	2
Historic Preservation	4
Principal Use/Accessory Use	2
Site Plan Review	1
Zoning Verification	3
WEST END NRZ	12
Accessory Structure	3
Historic Preservation	7
Principal Use/Accessory Use	1
Signage	1
SOUTHWEST / BEHIND THE ROCKS	12
Accessory Structure	6
Temporary Use	1
Zoning Verification	5