

Bond Case Briefs

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ZONING & PLANNING - CONNECTICUT

Farmington-Girard, LLC v. Planning and Zoning Commission of City of Hartford

Supreme Court of Connecticut - June 7, 2021 - A.3d - 2021 WL 2324251

Special permit applicant filed appeals challenging text amendments to city zoning regulations and zoning map changes made by city planning and zoning commission precluding special permit to construct fast-food restaurant.

After consolidation of appeals, the Superior Court dismissed. Applicant appealed. The Appellate Court affirmed. Applicant petitioned for certification to appeal, which was granted.

The Supreme Court held that:

- Zoning regulations did not confer authority on city zoning administrator to void application on ground that it was incomplete;
- Zoning administrator's letter purportedly voiding application was not appealable to zoning board of appeals or superior court; and
- Applicant's failure to pursue administrative remedy as to letter did not moot appeals of regulatory amendments and map changes.