

ATTACHMENT A
CITY OF NEW HAVEN
BOARD OF ALDERS

Petition for Zoning Map Amendment to Change the Zoning Designation of two certain properties; 1439 Quinnipiac Avenue New Haven, CT (MBLU#125/1039/00200) and 1445 Quinnipiac Avenue New Haven, CT (MBLU# 125/1039/00300) from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)

PETITION FOR AMENDMENT TO THE NEW HAVEN ZONING MAP

Pursuant to 1925 Special Act No. 490, § 5, Article VI § 19 Article VII, § 3L and Article XIII § 2 of the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Refined Living LLC ("Petitioner"), hereby petitions the Board of Alders of the City of New Haven to amend the New Haven Zoning Ordinance Map to change the designation of approximately **of two certain properties; 1439 Quinnipiac Avenue New Haven, CT and 1445 Quinnipiac Avenue New Haven, CT from RS2 (GENERAL SINGLE FAMILY) to RM1 (LOW MIDDLE DENSITY)** being approximately 6.218 Acres of land (the "Property"), located along the east side of Quinnipiac Avenue between Foxon Blvd. and Foxon hill Road from RS2 to RM1 zoning..

In support of this Petition, Petitioner represents as follows:

1. The Property contains two (2) building currently used as single family residences.

The Property is deteriorated and its current RS2 zoning designation restricts any appropriate future development of the site.

2. The total approximate area of the Site is 6.218 acres, and it contains 2 (2) building used for residential housing. The Property is underutilized, and its current RS-2 zoning designation restricts any future use to residential single family use only. The properties to the south are zoned RM1 and are improved with various condominium developments. The properties to the north are RS2 and are improved with single family housing with Bishop Woods School approximately 7 parcels to the north. Converting this property to RM1 standards would bring the property into conformity with the zones to the south and would allow future uses that maximizes the development of appropriate scaled housing limiting development to 3 stories and 35 feet.. Considering this mixed neighborhood, a more flexible zoning designation would be appropriate.

3. The RS2 zone is limited to single family residential development on lots of 7500 Square Feet.

6. Rezoning the Property to RM1 applies, and is in furtherance of, the goal of New Haven Vision 2025 to promote appropriate residential development.

7. The proposed Map Amendment is in accordance with Section 64(d)(2) of the Zoning Ordinance.

8. As required by Article VII Section 3L and Article XIII Section 2 of the City of New Haven Charter, the proposed Zoning Ordinance Map amendment is in accordance with the Comprehensive Plan of Development for the City of New Haven as the amendment will encourage an appropriately transitional pattern of orderly and mutually beneficial development along Quinnipiac Avenue, and will allow for appropriate residential development at a density consistent with abutting parcels to the South. As also required by, Article VII Section 3L and Article

XIII 2, this amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

WHEREFORE, Petitioners requests that the Board of Alders approve the amendment to the Zoning Ordinance Map set forth in Attachment C as attached hereto.

Respectfully submitted,



Robert Letskus, Member
Refined Living LLC