

REFINED LIVING LLC
157 CHURCH STREET 19th Floor
New Haven, CT 06510

September 30, 2025

Alder Tyisha Walker-Meyers
President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

RE: 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)

Honorable Alder Walker-Meyers:


I am pleased to submit for the Board's consideration a Zoning Map Amendment to the New Haven Zoning Ordinance to change the zoning designation 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) (collectively, the "the Site"), located along the east side of Quinnipiac Avenue between its intersection with Foxon Boulevard (Rt. 80) and Foxon Hill Road.

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.

The RM-1 zone is density compromise between the higher density of the RM-2 zone (one unit per 2000SF of lot area) and the RS-2 zone which provides for single family homes only. The RM-1 zone provides for density of 1 unit per 3500 SF of lot area. The applicant will later propose a development in scale with the RM-1 zone.

The City Plan Commission is responsible for the continuous review and revision of the Zoning Ordinance, and the Department serves as the professional staff of the Commission. This map amendment will allow for the elimination of a category of proposed land use (RS-1_ which is no longer viable for this specific site from a land use perspective based both on the underutilized nature of the Property as well as the surrounding uses.

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Sincerely, 
Robert Letskus, Member