

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** **PETITION FOR ZONING ORDINANCE 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 RS-2 (General Single Family) to RM-1 (Low Middle Density)

**Submitted by:** Robert Letskus, Member, Refined Living LLC

**REPORT:** 1674-07  
**ADVICE:** Approval

**PROJECT**

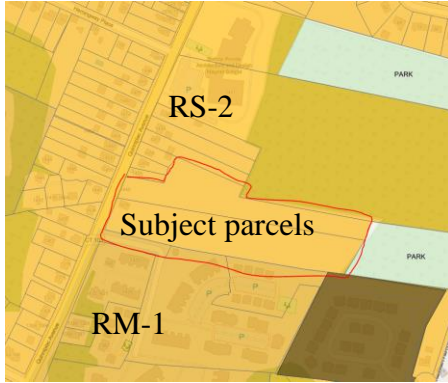
**ADDRESS:** 1439 Quinnipiac Avenue and 1445 Quinnipiac Avenue  
**APPLICANT:** Robert Letskus, Member, Refined Living LLC  
**OWNERS:** 1439 Quinnipiac-Kilmartin Mary A (Est), 1445- General Investment Alliance LLC Quinnipiac

**SUBMISSION**

- Cover Letter
- Prior notification form
- Fiscal impact statement
- Petition
- Order
- 1439 Quinnipiac Avenue Legal Description
- 1445 Quinnipiac Avenue Legal Description
- Zoning Map Proposed change (map)
- Architectural drawings
- Architectural renderings
- Email re ownership
- Proposed project unit mix
- Filing fee

**BACKGROUND**

The applicant has submitted a Zoning Map Amendment to the New Haven Zoning Ordinance to change the zoning designation of two properties; 1439 Quinnipiac Avenue and 1445 Quinnipiac Avenue New Haven, CT from RS-2 (General Single Family) to RM-1 (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 two buildings used for residential housing. The properties to the south are zoned RM-1 and are improved with various condominium developments. The properties to the north are RS-2 and are improved with single family housing, with Bishop Woods School approximately 7 parcels to the north. Should the petition or zoning map amendment be approved, the applicant states that they will then present a plan for development of the Site at appropriate size and scale for the RM-1 Zone. The applicant did submit renderings, architectural plans, and a unit mix for a potential development for the site, however the current application is limited to the zoning change, and any future development proposals of three or more units will come back before the City Plan Commission for Site Plan Review.



**CURRENT ZONING:**

NHZO Article III, Section 12. *Section 12. - RS-2 Districts: General Single-Family.* These districts exist for the protection of areas, most of them large in size, that have been and are being developed predominantly for single-family dwellings. Accordingly, the use of land and buildings within such areas is limited to single-family detached dwellings, and to such non-residential uses as generally support and harmonize with a low-density residential area. The non-residential uses permitted in RS-2 Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

**PROPOSED ZONING:**

NHZO Article III, Section 13. *RM-1 Districts: Low-Middle Density.* These districts exist for the protection of areas that have been and are being developed predominantly for low-middle density dwellings of various types. Accordingly, the use of land and buildings within these areas is limited in general to dwellings at a density of about 12 dwelling units per acre, and to such non-residential uses as generally support and harmonize with a middle density area. The non-residential uses permitted in RM-1 Districts, subject to adequate conditions and safeguards, are hereby found and declared to be the only appropriate such uses for such areas. It is hereby found and declared, further, that these regulations are necessary for the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.

**ZONING TABLE-Listing some differences in bulk requirements between RS-2 and RM-1.**

Note that the main differences are in residential density and parking requirements.

	<b>RS-2</b>	<b>RM-1</b>
Building height maximum	Either 35 feet or 3 stories	Either 35 feet or 3 stories
Minimum lot size	4,000 SF	4,000 SF
Maximum building coverage/Maximum impervious coverage	Total coverage of principal and accessory buildings not to exceed 30% of lot area./Total coverage of <i>building(s)</i> and paved area (parking and walkways) shall not exceed 70 percent of the <i>lot area</i> .	Total coverage of principal and accessory buildings not to exceed 30% of lot area./No limit on impervious coverage.
Parking	1 space for first bedroom, and ½ space for each additional bedroom, rounded to the next higher number if a fraction.	1 space per D.U.
Minimum yards	Front: min 25ft Rear: min 25ft	Front: min 20ft Rear: min 25ft

	Side: one at least 8ft, one at least 12ft (8ft for corner lots)	Side: one at least 8ft, one at least 10ft (8ft for corner lots)
Maximum residential density	Single family residential, with provisions for interior conversion to additional units by variance.	Minimum lot area per dwelling unit: 3,500 sq. ft., except 2,500 sq. ft. in the case of an efficiency unit and 1,750 sq. ft. in the case of an elderly housing unit. Interior conversion at an average of one dwelling unit per 1,000 sq. ft. of gross floor area.

**Comparison of Permitted Uses**

The RS-2 and RM-1 zones are both residential zones intended for residential use, with varying densities permitted, as summarized in the chart above. Non-residential uses permitted as-of-right are very similar between the RS-2 and the RM-1 zones and include home occupations, daycares, some home-based office uses, religious institutions, schools and universities, cultural activities, agriculture, parks, public utilities, and healthcare uses. Uses permitted by Special Exception in the RM-1 Zone include fraternities and sororities, certain types of group homes, transition parking, temporary uses, recreation and community facilities, railroad and other rights-of-way, convenience uses as defined by NHZO Section 31, and front yard parking. Uses permitted by Special Exception in the RS-2 zone are limited to temporary uses, recreation and community facilities, railroad and other rights-of-way, and convenience uses as defined by NHZO Section 31.

In summary, a higher residential density is permitted in the RM-1 zone, and there are more uses permitted by Special Exception in the RM-1 zone than the RS-2 zone. The change in zone would not increase uses permitted as-of-right, and the Board of Zoning Appeals would continue to have purview to review, approve or deny, and place conditions on most non-residential uses.

**PUBLIC HEARING**

A public hearing was held on November 19, 2025. A transcript of the hearing, CPC meeting 1674, is available from the City Plan Department. No letters of written testimony were received for this item. No member of the public provided testimony at the meeting. No other testimony was presented to the commission.

**PLANNING CONSIDERATIONS**

The proposed zoning amendment is aligned with Vision 2034, New Haven’s Comprehensive Plan (see specific strategies below) which recommends moving toward medium-density residential use in areas currently zoned as single-family. The two parcels abut an existing RM-1 zone that would be expanded with the map change. The change in zoning district would not result in a significant expansion of non-residential uses permitted as-of-right and any residential development of three units or more would require Site Plan Review by the City Plan Commission, ensuring robust review of changes to the site.

The proposed Zoning Map Amendment supports many goals of Vision 2034, New Haven’s Comprehensive Plan, including:

Great Places to Live, Strategy 2.1: *Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.*

Great Places to Live, Strategy 2.2: *Amend ordinances and policies to better support housing development.*

Great Places to Live, Strategy 5.3: *Continue to support neighborhood revitalization around schools and public housing.*

Future Land Use Map, page 183, shows conversion of single-family residential areas to medium density residential areas.

**SECTIONS(S) 181 and 182 OF THE CHARTER OF THE CITY OF NEW HAVEN**

The City Plan Commission finds that, based on submitted information the proposed map amendment comply with Sections 181 and 182 of the Charter of the City of New Haven in that it is (i) uniform for each class of buildings or structures, (ii) made in accordance with the comprehensive plan, (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and (iv) made with reasonable consideration as to the character of the proposed RM-1 District and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

**SECTION 64(d)(2)c OF THE NEW HAVEN ZONING ORDINANCE**

Section 64(d)(2) requires that the City Plan Commission take into consideration in evaluating any amendment to the Zoning Map:

*a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;*

The proposed zoning map amendment responds to changes that have taken place in the Quinnipiac Meadows neighborhood, and changes in patterns of construction and land use in the city, including the great need for affordable housing and denser residential development. The Planning Considerations section of this report discusses the strong alignment with the City's Comprehensive Plan.

*b. Whether some other method or procedure under the zoning ordinance is more appropriate; and*  
The applicant has worked with Planning Staff to determine that a zoning map amendment is appropriate for this location.

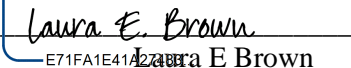
*c. In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.*

The subject parcels are adjacent to the existing RM-1 zone and will result in a 6.2 acre increase to the RM-1 zoning district which already encompasses about a third of the neighborhood.

**FINDINGS AND ADVICE**

Based on the above it is the recommendation of the Commission that the proposed map amendment is in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 62(d)(2) of the New Haven Zoning Ordinance and should be approved.

**ADOPTED:** November 19, 2025  
Ernest Pagan  
Chair

**ATTEST:**   
Laura E Brown  
Executive Director, City Plan Department