



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-53-2022

### **SITE BACKGROUND**

Applicant	LEARSI Development Partners, LLC
Phone	310-228-8790
Email	mylearsi@yahoo.com
Representative Contact	Shavsha Israel
Phone	310-228-8790
Email	mylearsi@yahoo.com
Titleholder	LEARSI Development Partners, LLC and The Applause Group Corp.
Property Location	Located on the northwest side of Old Bankhead Highway, at the terminus of Ricky Lane, south of Veterans Memorial Highway
Address	1080, 1090 Old Bankhead Highway
Access to Property	Old Bankhead Highway

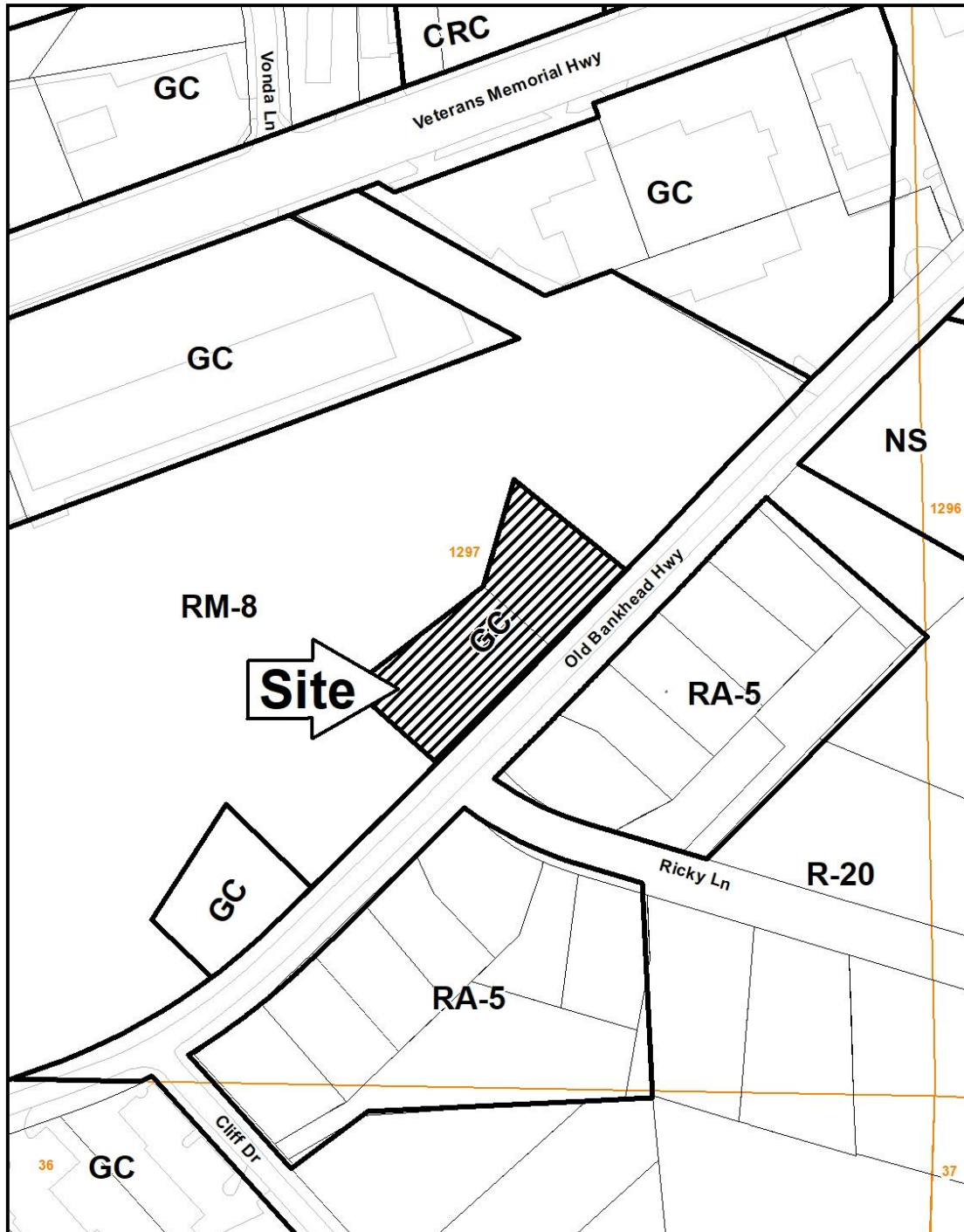
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	GC
Current Use of Property	Commercial
Proposed Zoning	R-15
Proposed Use	Single-family residence
Future Land Use	CAC
Site Acreage	0.39
District	19
Land Lot	1297
Parcel #	19129700320, 19129700330
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**

[Click here to enter text.](#)

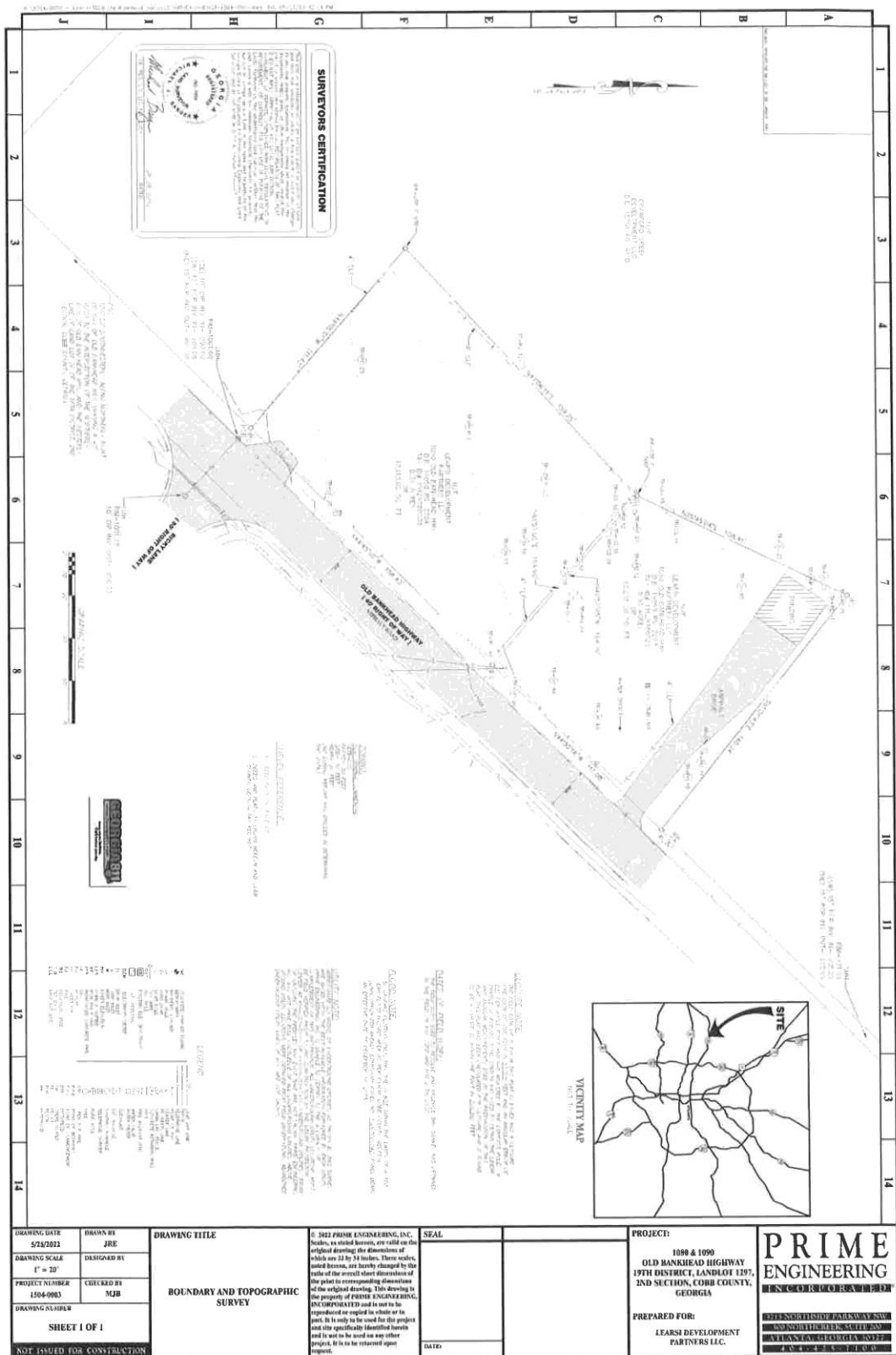
## Z-53 2022 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

□ Zoning Boundary  
■ City Boundary





## Z-53 Aerial Map



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0 100 200 Feet

□ Zoning Boundary  
■ City Boundary



1090 Old Bankhead Hwy

Application No. 2-53

## Summary of Intent for Rezoning

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): EST 2200 - 3000 sq ft or more
- b) Proposed building architecture: Two story residential house
- c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO