



**CITY OF LAVON, TEXAS  
NOTICE OF PUBLIC HEARINGS BEFORE THE  
BOARD OF ADJUSTMENT**

Notice is hereby given that the Board of Adjustment of the City of Lavon will hold public hearings at a meeting that begins at 6:30 PM on Thursday, April 18, 2024 at City Hall, 120 School Road, Lavon, Texas. At such time and place, the Board will receive comments and consider the applications of:

- 1) Greg and Kate Cheptene for two variances to Article 9.03 Zoning Ordinance of the Code of Ordinances, Section 9.03.112 “Single Family - 1-acre” (SF-1), to Subsection 9.03.112 (d) Area Requirements (4) Yard Requirements – Main Structure Setbacks and Lot Coverage (A) Minimum Front Yard to permit a setback of 20’ which is 10’ less than required and to Subsection 9.03.112 (d) Area Requirements (4) Yard Requirements – Main Structure Setbacks and Lot Coverage (B) Minimum Side Yard to permit a setback of 7.5’ on the north setback which is 7.5’ less than required on Lot 17, Mustang Estates (CCAD# 1709182) located at 564 Mustang Court, Lavon, TX;
- 2) Lavon Lake Breeze Estates, LLC for variances to Article 9.03 Zoning Ordinance of the Code of Ordinances, to the Planned Development Regulations established for the Lake Breeze Addition by Ordinance No. **2020-04-04**, Exhibit C “Zoning Uses and Design Guidelines”, Section (D) “SF-4 Standards” (4) “Yard Requirement – Main Structure”: (a) “Minimum Front Yard” to permit a 15’ minimum front yard requirement that is 10’ less than required and (f) “Minimum Rear Yard Double Frontage Lots” to permit a 15’ minimum rear yard requirement that is 10’ less than required for Lot 4, Block A, Lake Breeze Addition located at 220 Magnolia St., Lavon, TX (CCAD# 2864651).
- 3) Lavon Lake Breeze Estates, LLC for variances to Article 9.03 Zoning Ordinance of the Code of Ordinances, to the Planned Development Regulations established for the Lake Breeze Addition by Ordinance No. **2020-04-04**, Exhibit C “Zoning Uses and Design Guidelines”, Section (D) “SF-4 Standards” (4) “Yard Requirement – Main Structure”: (a) “Minimum Front Yard” to permit a 15’ minimum front yard requirement that is 10’ less than required and (f) “Minimum Rear Yard Double Frontage Lots” to permit a 15’ minimum rear yard requirement that is 10’ less than required for Lot 5, Block A, Lake Breeze Addition, located at 236 Magnolia St., Lavon, TX (CCAD# 2864652).
- 4) Lavon Lake Breeze Estates, LLC for variances to Article 9.03 Zoning Ordinance of the Code of Ordinances, to the Planned Development Regulations established for the Lake Breeze Addition by Ordinance No. **2020-04-04**, Exhibit C “Zoning Uses and Design Guidelines”, Section (D) “SF-4 Standards” (4) “Yard Requirement – Main Structure”: (a) “Minimum Front Yard” to permit a 15’ minimum front yard requirement that is 10’ less than required and (e) “Minimum Rear Yard” to permit a 15’ minimum rear yard requirement that is 10’ less than

required for Lot 6, Block A, Lake Breeze Addition located at 973 Cedar St., Lavon, TX (CCAD# 2864653).

- 5) Lavon Lake Breeze Estates, LLC for variances to Article 9.03 Zoning Ordinance of the Code of Ordinances, to the Planned Development Regulations established for the Lake Breeze Addition by Ordinance No. **2020-04-04**, Exhibit C "Zoning Uses and Design Guidelines", Section (D) "SF-4 Standards" (4) "Yard Requirement – Main Structure": (a) "Minimum Front Yard" to permit a 15' minimum front yard requirement that is 10' less than required and (e) "Minimum Rear Yard" to permit a 15' minimum rear yard requirement that is 10' less than required for Lot 7, Block A, Lake Breeze Addition located at 961 Cedar St., Lavon, TX (CCAD# 2864656).

Additional information regarding the request may be obtained at [cityhall@cityoflavon.com](mailto:cityhall@cityoflavon.com) or at 972-843-4220. You are receiving this notice because the subject property is located within 200 feet of your property. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

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