



**CITY OF HEDWIG VILLAGE, TEXAS  
BOARD OF ADJUSTMENT  
SPECIAL CALLED MEETING  
TUESDAY, NOVEMBER 16, 2021  
6:30 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

**1. Call to Order**

Chairman Searcy called the meeting to order at 6:30 p.m.

Present:	Harlan Bergen, Member	Zach Petrov, City Attorney
	David Lam, Member	(arrived at 6:35 p.m.)
	Michael Rigo, Member	Evan DuVall, Assistant Building Official
	Jeremy Sanders, Member	Lisa Modisette, Assistant City Secretary,
	Sam Searcy, Chairperson	Board of Adjustment Secretary

Absent: Charles Matthews, Member  
Jeremy Sanders, Vice-Chairperson

**2. Public Hearing on a request for a variance:**

Property:	910 Sprucewood Lane (HCAD #0806110000001)
Applicant:	John Paul Tamborello
Variance request:	Variance from Section 505.D, Ground Coverage and lot area covered by impermeable surfaces, of the Planning and Zoning Code of the City of Hedwig Village, to increase the amount of lot coverage allowed by buildings over the maximum permitted by impermeable surfaces of the property.
Legal Description:	Lot 1 & Tract 1B Block 3, Piney Point Oaks in Harris County, Texas

There were no residents in attendance to speak in opposition to or in favor of the variance. However, the City did receive a letter from Gary Schenk in opposition to the variance. A copy of Mr. Schenk's letter was provided to the members of the Board of Adjustment (BOA) as well as the property owners, Miles and Larissa Loveless, and the architect, Tim Herd.

Larissa Loveless provide a signed letter from her neighbor, Shelley and Jeff Aboloff, in favor of the variance. A copy was provided to the City for the official record.

**3. Discussion and Action:** Regarding the requested Variance at 910 Sprucewood Lane (HCAD #0806110000001).

Jim Herd, Collaborative Projects, spoke on behalf of the property owners, Miles and Larissa Loveless. He stated the property is smaller, approximately 14,000 square feet, than other properties in the City and abuts the Memorial Middle School athletic fields. The Loveless family require a large house for their growing family of five. The family requires

five bedrooms, to include a master suite on the ground level, bathrooms, an office space, a two car garage, a large kitchen, and room to entertain. The owners are requesting a variance to increase the lot coverage of the residence over the twenty five percent allowed maximum.

BOA members asked about water drainage and why the family needs a 4,674 square foot house.

Jim Herd stated the water would be drained effectively and will not drain to any of the neighboring properties. The residence is designed so the family can enjoy the flow and function of the house. The children's bedrooms will be upstairs with the master suite on the ground level. The master suite would have to be moved upstairs if the size of the house is reduced.

Member Michel Rigo stated he did not want to set a precedent if the variance were to be approved.

Zach Petrov, City Attorney, stated variance requests are considered by BOA individually. Other property in the City may not meet the same conditions as this property.

The BOA members deliberated on the proposed variance request and the variance was denied by a vote of 4-0.

Member Lam motioned, Member Searcy seconded, to approve the granting of the variance to increase the allowable lot coverage for buildings as presented. Members Searcy and Rigo voted in favor of approving the variance. Members Bergen and Lam voted against approving the lot coverage variance. Motion failed 2-2.

**MOTION DENIED**

**4. Adjournment**

Member Lam motioned, Member Bergen seconded, to adjourn the meeting at 7:25 p.m. Motion carried 4-0.

**MOTION APPROVED**

Approved and accepted on March 22, 2022.



David Lam,  
Board of Adjustment Member

ATTEST:



Lisa Modisette, Assistant City Secretary  
Board of Adjustment Secretary