



November 26, 2024

To: Clayton Comstock, AICP, CNU-A
Managing Director of Development Services
City of North Richland Hills
(817)427-6301

RE: Variance for front loaded transformers.

It has come to my attention that front loaded transformers are not allowed during new construction development in the City of NRH. I would like to request a variance to allow for (3) front loaded transformers as per Oncor's design for the following reasons.

- There is a 15' drainage easement and buried storm drain along the back of the west 6 lots. Oncor said they do not want to place their transformers or hand holes on top of any drainage pipe in case repairs need to be made to the pipe. If repairs were ever needed to the pipe, there could be prolonged power outages to certain homes.
- Retaining walls were required due to the grading plan and the amount of import fill needed along the west and east sides of the subdivision. This too reduces the amount of space to be able to place the transformers and power requirements.
- Adjacent lots in the community have front loaded transformers. I understand those were prior to the 2003 ordinance but it speaks to continuity and not being the only subdivision with front loaded power equipment.

I respect the planning and zoning commission's decision to make communities look as good as possible. I don't believe that the 3 transformers in this community will take away from the appeal of the homes nor of the surrounding neighborhoods.

Thank you for your time and decision on this matter.

TODD BOWERS

DIRECTOR OF DEVELOPMENT AND CONSTRUCTION