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## MEMORANDUM

**To:** City of Billings Planning Board  
**From:** Craig Dalton, Project Engineer  
**Date:** December 23, 2015  
**Subject:** Glynn Abbey Sidewalk Variance Request

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On behalf of the Glynn Abbey Development group, Performance Engineering and Consulting (PEC) is submitting a variance request for the proposed Glynn Abbey residential subdivision. The subdivider is requesting a variance from the City of Billings subdivision regulations requiring sidewalks on both sides of a street. The subdivider is proposing to construct a sidewalk along the exterior side of the main road and utilize an interior trail system in lieu of a second interior sidewalk along the main road. In accordance with Section 23-1101 of the subdivision regulations the following requests must be satisfied by the request:

1. The granting of the variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties;
2. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, an undue hardship to the owner would result if the strict letter of the regulation was enforced.
3. The variance will not result in an increase in taxpayer burden;
4. The variance will not in any manner place the subdivision in nonconformance with any adopted zoning regulations or Growth Policy; and
5. The subdivider must prove that the alternative design is equally effective and the objectives of the improvements are satisfied.

The proposed variance meets all of the criteria stated above as it will not jeopardize public health or safety or impact current zoning regulations. Furthermore, as stated in Section 23-406.B.13 the requirement for sidewalks on both sides of a local residential street may be waived if the subdivision constructs an approved multi-use bicycle/pedestrian path. The proposed trail system will offer an effective alternative to a second sidewalk by providing pedestrian access throughout the subdivision.