

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

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 the continuation of road names through intersections. The subdivider is proposing to name the main road for the proposed subdivision Glynn Abbey Way in lieu of a continuing the 58th Street West road name north of Rimrock 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, the renaming of the road will eliminate the potential confusion with having two 58th Street West intersections or intermittent name changes along a continuous roadway.