



Town of Walden

BOARD OF ZONING APPEALS

VARIANCE APPLICATION

Remit application and fee to:

Town of Walden
1836 Taft Highway
Walden, Tennessee 37377

SUBJECT PROPERTY INFORMATION

Address	
Subdivision	
Block Number	Tax Map Number

APPLICANT INFORMATION

Name	
Name of Business (if applicable)	
Address	
Email Address	Phone Number

PROPERTY OWNER INFORMATION

(If different from applicant)

Name	
Address	
Email Address	Phone Number

TYPE OF REQUEST

☐

Appeal of Decision

☐

Variance

☐

Temporary Permit

Before proceeding, please read the Walden Zoning Ordinance Article 9. Board of Appeals for Variances, sections 9.03, 9.04, & 9.05.



Town of Walden

Board of Zoning Appeals Variance Application

Address of subject property:

Provide a description of the requested variance:

Describe the situation creating the hardship:

Describe the conditions associated with this situation that make your property different from the conditions of the surrounding lots:

Describe the effect that granting this variance would have on adjoining streets or public or private property:

Please list other alternatives that could solve the problem caused by the situation:



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Board of Zoning Appeals Variance Application

Acknowledgement

It is understood that approval of the proposed development is conditioned upon full compliance with all applicable regulations and ordinances of the Town of Walden and conditions imposed by the applicable Boards of the Town.

In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

Signature of Applicant

Signature of Property Owner (if different from applicant)

Date _____

BELOW FOR OFFICE USE ONLY

Address of Property _____

Outcome of Hearing:

Approved

Denied

Signature/Town of Walden

Hearing Date

Total Fees	Date Paid	Check No	Staff



Town of Walden

Board of Zoning Appeals Variance Application

APPLICANT INFORMATION

General Information

Meeting Information

- The Board of Zoning Appeals meets as needed
- Meeting Location: Walden Town Hall, 1836 Taft Highway, Walden, TN 37377

Application Requirement

- A completed Variance Application must be submitted **before** a meeting will be scheduled
- \$100 non-refundable filing fee
 - Make check payable to: Town of Walden
- Submission information
 - Application, supporting documents, and filing fee may be emailed, mailed, or delivered in person

Email: info@waldentn.gov

Address: 1836 Taft Highway, Walden, TN 37377

Before the Board of Appeals Meeting

Contact the Town of Walden to:

- Confirm meeting dates and times
- Determine whether additional information or documents are required
- If applicable, submit any additional requested information or documents

Attendance Requirement

The applicant or their authorized representative must attend the meeting.

Submission Requirement Checklist

The following information shall be submitted with this application. Additional information may be required as determined by the Board of Zoning Appeals and/or staff.

- Completed application
- Site plan and description of the property involved



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Board of Zoning Appeals Variance Application

- Site plan must include
 - Proposed building uses
 - Building plan
 - Building elevations
 - Location of property lines
 - Front, rear, and side setback lines
 - Footprint of existing and proposed buildings
 - Location of easements or rights-of-way
 - Location of existing and proposed driveways
 - Location of existing streams
- Approved site plan from the Walden Planning Commission for all subdivisions
- Approved Septic Permit
- Supporting evidence demonstrating the hardship or special circumstances
- Additional information may be requested as determined by the staff
- Check payable to the Town of Walden for \$100.00

Board of Appeals Powers & Responsibilities

In accordance with Article 9.03 of the Zoning Ordinance, the Board of Zoning Appeals is authorized to hear and decide the following types of requests:

Variances

The BZA may grant variances from area and building site regulations when strict application of the zoning ordinance would result in practical difficulty or unnecessary hardship not caused by the applicant.

A variance may be approved only after a public hearing and only if it does not:

- Reduce light or air to neighboring properties
- Increase fire risks or other hazards
- Lower surrounding property values
- Increase traffic congestion or hazards
- Harm public health, safety, comfort, morals, or general welfare

The Board may impose conditions to protect nearby properties and maintain the integrity of the zoning district.



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Appeal of Zoning Decision

An appeal may be filed when:

- A permit is denied by the Hamilton County Building and Zoning Director
- A permit is granted and a person or entity is aggrieved by that decision
 - An appeal of a granted permit does not pause or suspend the permit unless the appellant provides a bond, in an amount acceptable to the BZA, protecting the permit holder from potential costs or damages if the appeal is unsuccessful

Appeals must be filed **no sooner than 15 days and no later than 30 days** from the decision date.

Temporary Permits for Certain Nonconforming or Incidental Uses

The Board may issue Temporary Permits for designated nonconforming uses or for uses incidental to development. These permits:

- May be issued for up to one (1) year
- May be renewed by the Board
- May require a cash or performance bond, to be paid for by applicant, to ensure compliance

Remodeling Nonconforming Buildings

The BZA may approve remodeling or reconstruction of a nonconforming building if architect-prepared plans show the improvements will:

- Improve structural safety
- Improve exterior appearance
- Bring its use and form into closer conformity with neighboring properties