

Floyd County Board of Zoning Appeals

Agenda

The regular meeting of the Floyd County Board of Zoning Appeals will be held on **December 8, 2025 at 5PM** at the following address:

**Pineview Government Center Assembly Room 104
2524 Corydon Pike
New Albany, IN 47150**

To stream the meeting live, please follow the following link on your internet connected device:
live.floydin.com

ROLL CALL

MINUTES:

Minutes from November, 2025 regular BZA meeting

OLD BUSINESS:

NEW BUSINESS:

Agenda Item 1 – FC-09-25-21: Development Standards Variance – Applicant is requesting a variance to allow an accessory structure to be located in front of the primary structure. Phillip Puckett, 3010 Ridgewood Drive, Floyds Knobs, IN 47119 (22-04-01-900-278.000-006). Section 19, Township 2 South, Range 6 East.

Agenda Item 2 – FC-09-25-22: Development Standards Variance – Applicant is requesting a variance to allow an accessory structure to not meet the side yard setback requirement of 8 feet. Phillip Puckett, 3010 Ridgewood Drive, Floyds Knobs, IN 47119 (22-04-01-900-278.000-006). Section 19, Township 2 South, Range 6 East.

Agenda Item 3 – FC-11-25-31: Development Standards Variance – Applicant is requesting a variance to allow for an ingress/egress easement to be less than the 50' width requirement for the proposed tract 1. Rocky Nardi, Vacant land between 5151 and 5287 Old Vincennes Road, Floyds Knobs, IN 47119 (22-02-02-400-079.000-002). Section 24, Township 2 South, Range 5 East.

Agenda Item 4 – FC-11-25-32: Development Standards Variance – Applicant is requesting a variance to allow for an ingress/egress easement to be less than the 50' width requirement for the proposed tract 2. Rocky Nardi, Vacant land between 5151 and 5287 Old Vincennes Road, Floyds Knobs, IN 47119 (22-02-02-400-079.000-002). Section 24, Township 2 South, Range 5 East.

Agenda Item 5 – FC-11-25-33: Development Standards Variance – Applicant is requesting a variance to allow for an ingress/egress easement to be less than the 50' width requirement for the proposed tract 3. Rocky Nardi, Vacant land between 5151 and 5287 Old Vincennes Road, Floyds Knobs, IN 47119 (22-02-02-400-079.000-002). Section 24, Township 2 South, Range 5 East.

Agenda Item 6 – FC-11-25-34: Conditional Use Permit – Applicant is requesting a conditional use to construct a two-story addition onto Floyd Central High School for the new weight room, cheer/dance studio, storage, and office space. Matthew Wendt/New Albany Floyd County Consolidated Schools, 6575 Old Vincennes Road, Floyds Knobs, IN 47119 (22-03-01-400-086.000-004). Section 14, Township 2 South, Range 5 East.

Agenda Item 7 – 2026 Meeting & Turn in Schedule

Agenda Item 8 – Legal Counsel Contract

DISCUSSION:

The agenda item and public hearing documents and petitions are available for public review during regular business hours at the Floyd County Department of Building & Development Services, Pineview Government Center, 2524 Corydon Pike, Suite 202, New Albany, Indiana 47150, (812) 981-7611, Building@floydcounty.in.gov. Also available for review online at: <https://www.in.gov/counties/floyd/department/plan-commission/>. Written responses to any docket item may be filed with the Staff of the Floyd County Building & Development, 2524 Corydon Pike Suite 203, New Albany. Written comments regarding public hearings can be sent to the above address prior to the hearings electronically or by first class mail. All interested persons are entitled to appear and be heard at the public hearings. The hearing may be continued from time-to-time, as may be found necessary.

ADA Notice: Floyd County, will upon request, provide appropriate aids and services leading to effective communications for qualified persons with disabilities so that they can participate equally in Floyd County's public meetings. For special accommodations for a meeting contact the Commissioners Administrative Assistant Suzanna Worrall at 812-948-5466 or sworrall@floydcounty.in.gov at least **two (2) business days** prior to the scheduled meeting or event to request an accommodation.

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**Board of Zoning Appeals (BZA) Members
2025**

Name	Appointed by:	Date Appointed	Term Ending
Larry Bibelhauser	Plan Commission	1/1/2025	1/1/2026
Victor Unruh	Plan Commission	1/1/2025	1/1/2026
Guy Heitkemper	Floyd County Commissioners	1/1/2024	1/1/2027
Scott Whalen	Floyd County Commissioners	1/1/2024	1/1/2026
Bill White	County Council	1/1/2024	1/1/2027