

**Floyd County Building & Development  
Request for Development Standards Variance**

**Application #1 - Tract 1**

**From Rocky Nardi  
5281 Kruer Lane  
Floyds Knobs Indiana  
47119**

**November 19<sup>th</sup> 2025**

I have recently purchased an undeveloped 9.5 acre lot that shares a border with my residence property.

I wish to divide this property into 3 equal tracts and gift one to each of my 3 daughters.

They are land locked and due to the property layout, they will share a common driveway.



Floyd County  
Department of Building & Development Services  
2524 Corydon Pike Suite 202  
New Albany, IN 47150  
Phone: (812) 981-7611  
Fax: (812) 948-4744  
Building@floydcounty.in.gov

## Development Standards Variance Application

**Please Note:**

*This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.*

**Variance:** A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.

### 1. General Information:

Applicant:	Rocky Nardi
Applicant Address:	5281 Kruer Lane, Floyds Knobs In
Applicant Phone:	502-664-9557
Applicant Email:	rocky.nardi@schardein.com

**Applicant's Interest in Property:**

Owner ☒ Option Holder ☐ Purchase Agreement ☐ Legal Representative ☐ Other ☐

**Owner(s) of Property: (complete this section if owner is different than applicant)**

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

**Applicant's Representative:**

Representative Name:	John Brinkworth
Representative Address:	5150 Charlestown Road, New Albany In
Representative Phone:	812-944-6731
Representative Email:	johnny.brinkworth@gmail.com

## 2. Site Information:

Parcel ID Number:	22-02-02-400-079.000-002
Total Acreage:	9.549
Address of Property/Location:	Part of Lots 5 & 6, Plat 413 Georgetown Township, Floyd Co IN
Current Use of Property:	Trees
Current Zoning District:	Residential Suburban

## 3. Variance Request:

Detail the variance request:

I would like to split the 9.5 acres into 3 tracts and gift one to each of my daughters. They will need to share a common driveway.

## 4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

*1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:*

It will not negatively impact the general welfare of the community. In fact this will ensure that several prominent Floyd Central graduates will remain in the area and enrich our community for generations to come.

*2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

When homes are erected on this property, they will exceed the median value of homes in the area and be a net positive to the surrounding property values.

*3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:*

This property is land locked and must share a common ingress/egress easment. As the future property owners are all sisters, they understand and accept this condition.

4. This variance (DOES / DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

**5. Required Documents:**

- ☒ \$300.00 Filing Fee
- ☒ Deed for subject property
- ☒ Affidavit of Ownership (if applicable)
- ☒ Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- ☒ Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable
- ☒ Cover letter summarizing variance request.

**6. Signature:**

The undersigned states that the above information is true and correct.

Name: Rocky Nardi

Signature: Rocky Nardi

Date: 11/4/25

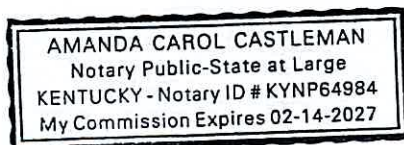
SUBSCRIBED AND SWORN BEFORE ME

THIS 4 DAY OF November 2025

Amanda Carol Castle

NOTARY PUBLIC COUNTY OF Jefferson

MY COMMISSION EXPIRES 02-14-2027







Floyd County Plan Commission  
Floyd County Board of Zoning Appeals

## AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for this request, this attached attachment is to be completed and submitted at the time of the application.

I (We), Rocky Nardi, do hereby certify that I am (we are)  
(Owners of subject property)

the owner(s) of the property legally described as 22-02-02-400-079,000-002,  
(Parcel ID Number)

And hereby certify that I (we) have given authorization to J. BRINKWORTH,  
(Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
<u>Rocky Nardi</u>	<u>22-02-02-400-079,000-002</u>	<u>[Signature]</u>	<u>11/4/25</u>

STATE OF Kentucky )  
 ) SS:  
COUNTY OF Jefferson )

Subscribed and sworn to before me, a Notary Public within and for said County and

State, this 4<sup>th</sup> day of November 2025

MY COMMISSION EXPIRES:

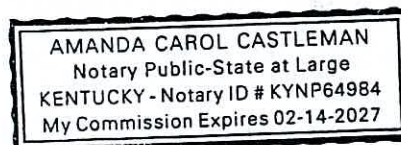
02-14-2027

[Signature]  
Notary Public

MY COUNTY OF RESIDENCE:

Jefferson

Amanda Carol Castleman  
Printed Signature



## FLOYD COUNTY HEALTH DEPARTMENT

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1917 Bono Road  
New Albany, Indiana 47150-4607  
Website [www.floydcountyhealth.org](http://www.floydcountyhealth.org)

Telephone (812) 948-4726  
Fax (812) 948-2208

November 18, 2025

Floyd County Department of Building & Development Services  
Pine View Government Center  
2524 Corydon Pike Suite 202  
New Albany IN 47150

To Whom It May Concern:

Rocky Nardi is applying for a building permit to split off three parcels (see attached survey) from the property located at 5281 Kruer Ln, Floyds Knobs, IN 47119. There are no septic systems located on the proposed parcels.

Therefore, the Floyd County Health Department has no objections to the parcel separation. If you have any further questions, please contact me at 812-948-4726 ext. 387.

Respectfully,



Anthony Lieber  
Environmental Supervisor  
Floyd County Health Department  
[alieber@floydcounty.in.gov](mailto:alieber@floydcounty.in.gov)  
812-948-4726 ext. 387

**LEGEND**

- SET 5/8" IRON PIN, 24" IN LENGTH  
AFFIXED ORANGE CAP STAMPED  
'J. BRINKWORTH LS21500002'
- FOUND IRON PIN
- FOUND IRON PIPE
- EXISTING FENCE

0' 150' 300'

SCALE 1" = 150'

IN EAST 130.1

NARDI  
INST 201615034  
(REFERENCE SURVEY  
R. BLANKENBEKER, 1974)

FOUND 7.23' ALONG  
LINE PER TILLY DEED

FOUND 2.84'  
EAST OF LINE

SPRINKLE  
INST 202408056

30' INGRESS-EGRESS  
EASEMENT IN FAVOR  
OF SPRIGLER

NE COR. LOT 6  
PLAT 413

MAG. READING  
OVER SPIKE SEE  
JOB 2021074  
BOOFER, 1986

PLAT 370

EDGE OF PAVEMENT

TRACT 1  
3.182 ACRES

TRACT 2  
3.175 ACRES

TRACT 3  
3.192 ACRES

ORIGINAL LOT LINE

SECTION 24  
T-2-S, R-5-E

SECTION 25  
T-2-S, R-5-E

SECTION LINE  
ESTABLISHED IN 1974  
BLANKENBEKER SURVEY

SPRING HILL, LLC  
INST 202312461

LOT 4

LOT 5

LOT 6

LOT 39

LOT 38

PLAT 1461

50' ACCESS  
EASEMENT

10' DRAINAGE  
EASEMENT

OLD VINCENNES ROAD

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I, JOHN G. BRINKWORTH, III, CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH IAC TITLE 865, ARTICLE 1, RULE 12. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2025.

JOHN G. BRINKWORTH, III  
PROFESSIONAL SURVEYOR LS21500002  
OCTOBER 30, 2025

5150 CHARLESTOWN ROAD, SUITE 3A  
NEW ALBANY, INDIANA 47150  
812-944-6731

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