



STAFF REPORT

Floyd County Board of Zoning Appeals

Docket Number: FC-02-26-10

Petitioner: St Mary of the Knob

Location: 3500 Martin Road, Floyds Knobs 22-04-00-800-029.000-006

Request: Development Standards Variance – To exceed the Section 4.14 35 foot height requirement

Zoning District: Rural Residential RR

Date: 2/18/2026

Overview:

Applicant is requesting a variance to exceed the 35 foot height requirement in the rural residential zoning district by no more than 15 feet for a proposed school building located on 94.296 acres in Lafayette Township. Per the FCZO height is defined as “the vertical distance of a structure measured from the average elevation of the finished grade surrounding the structure to the highest point of the structure”. The tower is 37’ above the base elevation at its foot and 50’ above the elevation at the lowest elevation of the basement along the hillside.

The proposed building would serve up to 500 students as a preschool - 8th grade private school, replacing an existing school building. Said existing building would be removed excepting one building intended for use by the church youth ministry. The property is located to the south of Martin Road, less than half a mile north of Letty Walter Park.

The proposed school building would contain 60,452 square feet on the first floor, 14,768 square feet in the first basement, and 509 square feet in the second basement, totaling 75,729 square feet. Included in the proposal to service this location are an elementary playground, a middle school playground, 131 parking spaces, and a loading dock.

Accompanying this docket are variances FC-02-26-09 for the conditional use and FC-02-26-11 for a sign.

Staff Comments:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The height will not cause any sight issues, problems with utilities, and will still need to meet building code requirements.

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. There exist already several towers associated with St. Mary of the Knobs and this structure is within the interior of the lot.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. The building is seated on a hill, resulting in practical difficulties for meeting height requirements.

4. The variance does not involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10. There is not an airstrip in the vicinity.



STAFF REPORT

Floyd County Board of Zoning Appeals

Staff Recommendations:

The proposal is not injurious to the public and general welfare, will not cause a substantially adverse impact on the neighboring properties, and is the result of a practical difficulty from building with this terrain.



Image of proposed site – Google Street View



Image of the height difference – from the elevation plans in application



PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

February 19, 2026

Jason M. Copperwaite,
PE, PS, FAA-UAS
President

Floyd County Plan Commission
2524 Corydon Pike, Suite 203
New Albany, IN 47150

David A. Sanders,
PE
Vice President

Re: St. Mary of the Knobs Church
Development Standards Variance
Floyds Knobs, IN

Travis Andres,
PE Principal
Geotechnical Engineer

Ladies and Gentlemen,

William McDonough,
EIT
Project Manager

The attached submittal documents detail the proposed plans for the subject property located at 3033 Martin Road, Floyds Knobs, Indiana. The proposal requires two (2) development standard variances. The variance requests are as follows:

J. Michael Rich,
PE, CPESC,
Sr. Project Manager

1. A variance is requested to increase the signage area on the proposed building canopy from 50 square feet allowable to 96 square feet.
2. A variance is requested to increase the maximum building height from 35' allowable to 50'.

L. Matthew Blake,
PWS Director of
Ecological Services

The new building will be constructed withing the existing church and school campus. The increase in allowable square footage is a necessity for continued operations and growth by allowing the new school to serve up to 500 students as a Pre-school through 8th grade private institution. The proposed building is comparable in size and scale to existing buildings on the overall campus and is located a sizable distance from adjoining properties. Due to the size of the property and the proposed building's distance from neighboring property lines, the request to increase the sign size will allow visitors, staff and students to identify the school building.

Andrew Nelson,
PE, SI Director of
Construction Services

Please see the attached application and documents for additional information.

Erik Merten,
Sr. Project Coordinator

Sincerely,

Daniel Hartman,
PE
Project Manager

Chase Blakeman,
EIT, FAA-UAS
Project Manager

Jason M. Copperwaite, FAA-UAS
PE in IN, KY, OH, IL, AR, NC, & VA
PS in IN, KY, OH, NC, & VA

Paul Primavera,
PE, PS
President Emeritus

Christohper B. Howell,
PS
Sr. Project Manager

JMC/ms



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:	St. Mary of the Knobs Catholic Church
Applicant Address:	3033 Martin Road, Floyds Knobs, IN 47119
Applicant Phone:	812-923-1630
Applicant Email:	tjansen@yoursmk.org

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:	Same as above
Owner Address:	Same as above
Owner Phone:	Same as above
Owner Email:	Same as above

Applicant's Representative:

Representative Name:	Jason Copperwaite - Primavera & Associates
Representative Address:	1000 Bell Lane, New Albany, IN 47150
Representative Phone:	812-738-4124
Representative Email:	jcopperwaite@ppa-eng.com

2. Site Information:

Parcel ID Number:	22-04-00-800-029.000-006; 22-04-00-800-030.000-006
Total Acreage:	94.296
Address of Property/Location:	3033 Martin Road, Floyds Knobs, IN 47119
Current Use of Property:	Church, School and Cemetery
Current Zoning District:	Rural Residential

3. Variance Request:

Detail the variance request:

Requesting a maximum building height of 50'-0" (measured on the walkout side to the top of the architectural tower) in lieu of the allowed 35'-0" maximum.

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:

The new building will be constructed withing an existing church and school campus and separated very far from adjoining properties. The proposed building is comparable in scale to existing buildings on the very large overall site.

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:

The new building will be constructed withing an existing church and school campus and separated very far from adjoining properties. The proposed building is comparable in scale to existing buildings on the very large overall site.

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

Because of the topography of the site, a walkout basement is necessary. This causes increased building height. In addition, the scale of the building lends itself to enhanced architectural features which the architectural tower provides.

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: Rev WILLIAM G. MARKS

Signature: Rev. W. G. Marks

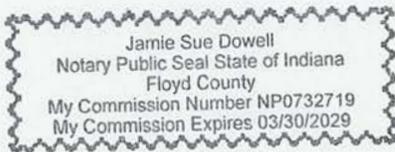
Date: 02/19/2024

SUBSCRIBED AND SWORN BEFORE ME

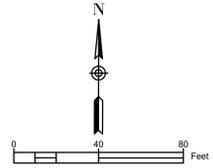
THIS 19 DAY OF Feb, 2026.

Jamie Sue Dowell
NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 03/30/2029



ST. MARY OF THE KNOBS NEW SCHOOL



PARCEL NOS. 22-04-00-800-024.000-006;
22-04-00-800-025.000-006;
22-04-00-800-029.000-006;
22-04-00-800-028.000-006;
22-04-00-900-002.000-006;
22-04-00-800-030.000-006; &
22-04-00-800-066.000-006

APPLICANT/OWNER:
ROMAN CATHOLIC ARCHDIOCESE
OF INDIANAPOLIS PROPERTIES
ST. MARY OF THE KNOBS CATHOLIC CHURCH
5719 ST. MARYS ROAD
FLOYDS KNOBS, IN 47119
(812) 923-3011

ENGINEER/SURVEYOR:
JASON M. COPPERWAITE
PAUL PRIMAVERA & ASSOCIATES
301 E. CHESTNUT STREET
CORYDON, IN 47112
(812) 738-4124

PARKING ANALYSIS:
SCHOOLS (PRIVATE/PUBLIC K-12):
500 STUDENTS @ 1 SPACE / 4 STUDENTS = 125 SPACES REQUIRED
128 SPACES PROVIDED

PARKING SPACES ARE 9' WIDE x 18' LONG MINIMUM

LEGEND

- = PROPOSED CONCRETE
- = PROPOSED PAVEMENT



By	Date	Revision	Description
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---	---	6:	---
---	---	5:	---
---	---	4:	---
---	---	3:	---
---	---	2:	---
---	---	1:	---

DEVELOPMENT PLAN
ST. MARY OF THE KNOBS SCHOOL
ST. MARY OF THE KNOBS
ST. MARY ROAD, FLOYDS KNOBS, IN
PROPOSED SITE PLAN

1000 BELL LANE
NEW ALBANY, IN 47150
TEL: (812) 738-4124
FAX: (812) 738-6740

PAUL PRIMAVERA & ASSOCIATES

01/21/2026

Date: 01/21/2026
Drafted By: JMC
Checked By: JMR
Directory:
T: 2024 24937
File: 24937SITE
Job No.: 24-24937

Drawing No.
C-101

13, B, 17

RECEIVED FOR RECORD
TIME 12:30 PM
DATE April 1, 1996
RECORDED IN D GRA 23
INSTR NO 3733
Blair S. Haffell
RECORDERS OF FLOYD COUNTY

WARRANTY DEED

Floyd County

THIS INDENTURE WITNESSETH, that the Most Reverend Daniel M. Buechlein, O.S.B., as Archbishop of the Roman Catholic Archdiocese of Indianapolis (Grantor), of Marion County, Indiana,

CONVEYS AND WARRANTS

to Roman Catholic Archdiocese of Indianapolis Properties, Inc., of Marion County, Indiana; for the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, any and all real estate in Floyd County, Indiana, in which he has any right, title or interest, specifically including the real estate described in the attached schedule, which is incorporated herein, subject to any and all easements, agreements, covenants, and restrictions of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this

15th day of February, 1996.

+ Daniel M. Buechlein (SEAL)
Most Reverend Daniel M. Buechlein,
O.S.B., as Archbishop of the Roman
Catholic Archdiocese of Indianapolis

STATE OF INDIANA)
) SS:
COUNTY OF MARION.)

PERSONALLY APPEARED before me, the undersigned, a Notary Public, in and for said County and State, the Most Reverend Daniel M. Buechlein, O.S.B., as Archbishop of the Roman Catholic Archdiocese of Indianapolis, who acknowledged the execution of the foregoing Warranty Deed to be his voluntary act and deed;

WITNESS my hand and Notarial Seal this 15th day of

February 1996.
Duly Entered For Execution
Subject To Final Acceptance
Notary Public

APR 01 1996

Barbara J. Sellings
AUDITOR OF PUBLIC MONIES
My Commission Expires:
7-8-93

Daniel L. Hilde
Notary Public
Daniel L. Hilde
Printed

My County of Residence:
Hancock

This instrument was prepared by William J. Wood, Attorney at Law, Indianapolis, Indiana.

Return deed to P.O. Box 1410 Indianapolis Ind
46206-1410

ROMAN CATHOLIC ARCHDIOCESE OF INDIANAPOLIS PROPERTIES, INC.

FLOYD COUNTY

1 of 3

St. Mary Cemetery, New Albany

- 008-61300-01 42 Illinois Grant - Lots 1 & 2 - 10.3608 Acres
- 008-61300-02 42 Illinois Grant - Lots 1 & 2 - 0.2792 (Rental)

St. Mary Parish, New Albany

- 008-72800-01 Plat 224, Lots 1, 8, 9, & 10 and vacated alley.
- 008-72800-02 Plat 224, Pt. Lot 2
- 008-72500-01 Plat 214, Lots 2, 3, 4
- 008-72500-02 Plat 214, Lot 5
- 008-72500-03 Plat 214, Lots 6 & 7
- 008-72500-04 Plat 214, Lot 8
- 008-72500-05 Plat 214, Lot 9
- 008-72500-06 Plat 214, Lot 10
- 008-72500-07 Plat 214, Lot 11 and vacated alley
- 008-76600-02 Plat 45, Lot 9
- 008-78000-23 Plat 93, Part of "E" 48' x 127' (7th & Elm St.)
- 008-72500-10 Plat 214, Pt Lots 14 & 21
- 008-81700-01 Plat 178, Lots 5, 6, 7 & 8
- 008-79700-01 Plat 94, Blk 33 EALY

Our Lady of Perpetual Help Parish, New Albany

- 008-44400-08 Lot 43 Illinois Grant - 16.89 Acres

Lot #9 in Marysville, Plat #664 of the Floyd Co., Indiana records. (10-15-93)
(1757 Scheller Lane, New Albany)

ROMAN CATHOLIC ARCHDIOCESE OF INDIANAPOLIS PROPERTIES, INC.

FLOYD COUNTY - Continued

2 of 3

Holy Family Parish, New Albany

- 008-34000-67 SW1/4, SW1/4, NW1/4 Sec. 27-2-6 = 5.064 Acres
008-34000-68 NE1/4, SW1/4 Sec. 27-2-6 = 1.21 Acres
008-34000-75 SE1/4, SW1/4 Sec. 27-2-6 = 0.028 Acre
008-34000-69 SE1/4, SW1/4 Sec. 27-2-6 = 0.65 Acre
008-34001-09 Part of Lot 25, Plat 84 = 0.41 Acre

Holy Trinity Cemetery, New Albany

- 008-33600-06 Cemetery, Part E1/2, E1/2 NW1/4 27-2-6 = 10 Acres
008-33600-05 Part NW1/4 Sec. 27-2-6 = 1.75 Acres

R.C. Archdiocese of Indianapolis

- 008-79700-01 Lot #1 Ealy Street, Block 33 of Griffin Tract being plat 94 of Floyd Co.

St. Mary Parish, Navilleton

- 003-14700-69 S1/4, SW1/4, NW1/4 Sec. 35-1-5 1.0 Acre
003-14700-18 S1/4, SW1/4, NW1/4 Sec. 35-1-5 0.22 Acre
003-14700-19 S1/4, SW1/4, NW1/4 Sec. 35-1-5 4.0 Acres
003-14600-11 S1/4, SW1/4, NE1/4 Sec. 34-1-5 1.0 Acre
003-14600-10 S1/4, SW1/4, NE1/4 Sec. 34-1-5 0.5 Acre
003-14700-68 SW1/4, NW1/4 Sec. 35-1-5 0.886 Acre

St. Mary of the Knobs Church, Floyds Knobs

- 004-21300-17 SE1/4, NE1/4, NE1/4 Sec 8-2-6 = 3.5 Acres
004-21300-18 S1/2, NW1/4, NE1/4 Sec 8-2-6 = 30.54 Acres
004-21300-13 NW1/2, NW1/4, NE1/4 Sec 8-2-6 = 24.164 Acres
004-21400-02 SW1/4, NE1/4, NE1/4 Sec 9-2-6 = 3.5 Acres

ROMAN CATHOLIC ARCHDIOCESE OF INDIANAPOLIS PROPERTIES, INC.

FLOYD COUNTY - Continued

3 of 3

Galena, Indiana (Future Parish Site)

003-15900-53 W1/2, SW1/4 Sec. 11-2-5 = 17.265 Acres

003-15900-56 W1/2, SW1/4 Sec. 11-2-5 = 0.906 Acre

Georgetown Property

006-11200-01 Pt. NW1/4 Sec. 34-2-5, Plat 737 = 12.48 Acres

Our Lady of Providence High School, Clarksville

004-22900-15 Plat 835, S. 66' of Lot 34 = 0.8713 Acre

004-22900-23 Plat 835, 101' of Lot 35 = 1.3387 Acres

St. Elizabeth Home of Southern Indiana, New Albany

008-80100-10 P. 108 L. 3 Up Mkt. (621 E. Market St.)

008-78900-49 Lot C North of upper Market St. (601 E. Market)
008-78900-50

The W. 34' of Lot #1 on upper Market St. in plat #54 in Floyd Co. (1001 E. Market St.)

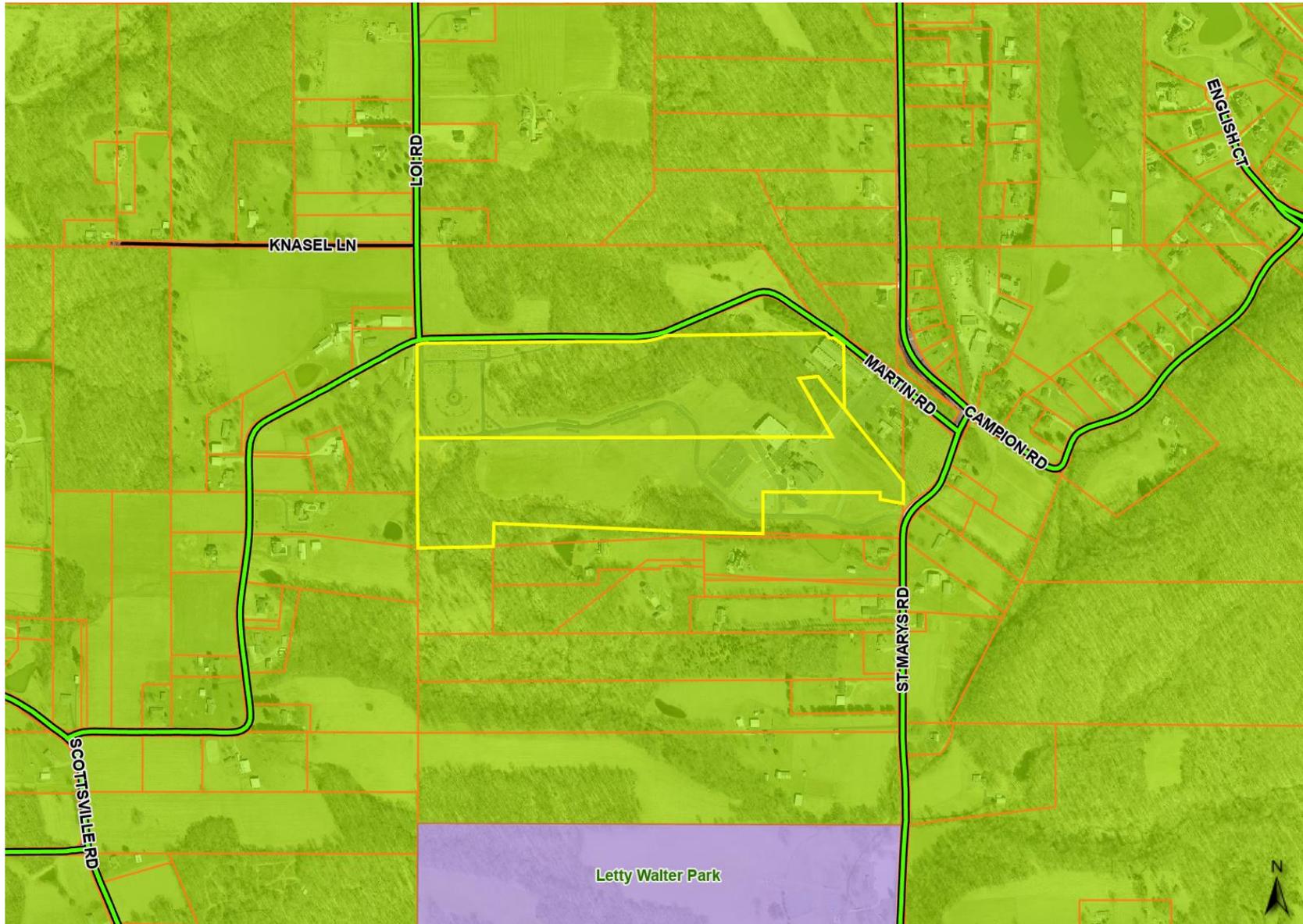


Floyd County, IN

3500 Martin Road, Floyds Knobs, IN 47119

22-04-00-800-029.000-006

Created by: Franklin J Walden



- Parks
- Townships
- Corporate Boundaries
- Parcels
- County Zone Map
 - AR - Agriculture
 - RR - Rural Residential
 - PD-RR - Planned Development
 - RS - Residential Suburban
 - PD-RS - Planned Development
 - RU - Residential Urban
 - MF - Multi-Family
 - NC - Neighborhood Commercial
 - PD-NC - Planned Development
 - HS - Highway Service
 - GC - General Commercial
 - PD-GC - Planned Development
 - PR - Park
 - GI - General Industrial
 - OB - Office Business
 - PU - Plan Unit
 - Other Values
 - Highlander Point

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant _____ is seeking a:

- Development Standards Variance
- Conditional Use
- Special Exception
- Administrative Appeal

From the **Floyd County Board of Zoning Appeals.**

Street Address (see enclosed map):

Description of Project:

This is a notice that a public hearing regarding the proposed docket item will be on _____ located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

Please note that information about the proposed docket item can be found at the following:

Floyd County Building and Development Services

2524 Corydon Pike Suite 202

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Online: Floyd County Government Website www.floydcounty.in.gov

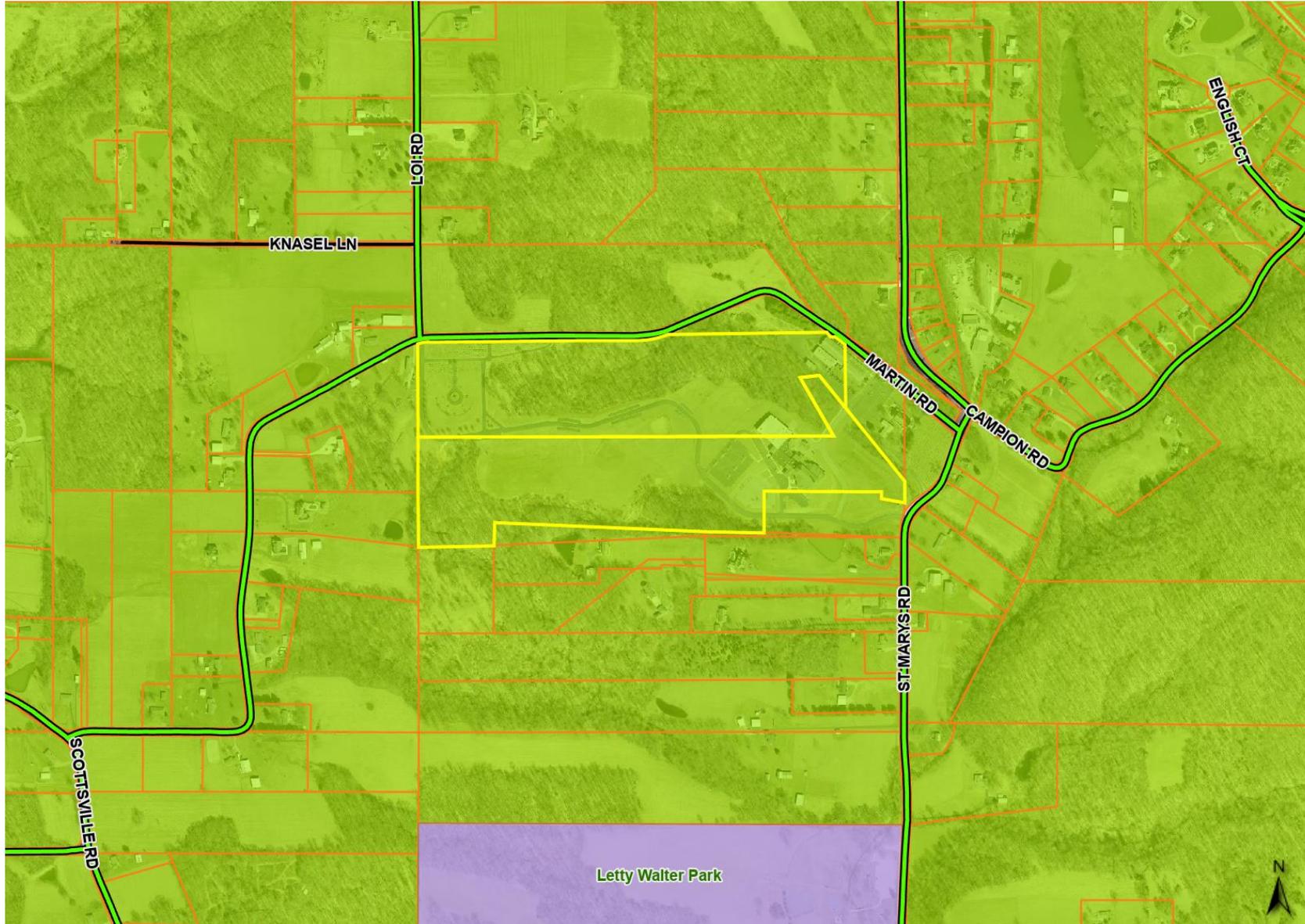


Floyd County, IN

3500 Martin Road, Floyds Knobs, IN 47119

22-04-00-800-029.000-006

Created by: Franklin J Walden



- Parks
- Townships
- Corporate Boundaries
- Parcels
- County Zone Map
 - AR - Agriculture
 - RR - Rural Residential
 - PD-RR - Planned Development
 - RS - Residential Suburban
 - PD-RS - Planned Development
 - RU - Residential Urban
 - MF - Multi-Family
 - NC - Neighborhood Commercial
 - PD-NC - Planned Development
 - HS - Highway Service
 - GC - General Commercial
 - PD-GC - Planned Development
 - PR - Park
 - GI - General Industrial
 - OB - Office Business
 - PU - Plan Unit
 - Other Values
 - Highlander Point

Floyd County Board of Zoning Appeals

Frequently Asked Questions

1. How can I find out more about this docket?

You can either visit to the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at www.floydcounty.in.gov under the Plan Commission page

2. How does this process work?

Depending on the docket, there are several different processes. The Board of Zoning Appeals will take public comments on each proposal and values public comment in their decision-making process. The Board of Zoning Appeals is required to follow state statute when considering each application. Below is a brief description of application that may come before the board. Please note the check marked application on the notification form to the corresponding process listed below:

- **Development Standards Variance** – The applicant is seeking to vary from the County’s development standards in the County’s Zoning Ordinance. Per Indiana State statute, the Board of Zoning Appeals holds a public hearing. From the applicant, it determines if the applicant has met the standard that will allow for the requested variance of County rules. The Board of Zoning Appeals has the ability to approve, disapprove or may place reasonable conditions on the request per the ordinance standards.
- **Conditional Use**– The applicant is seeking to conduct a use on the property not otherwise permitted by right. By the County Zoning Ordinance, the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve, or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.
- **Special Exception** – The applicant is seeking to conduct a use that is not permitted by right in the certain zoning district. Similar to the conditional use, ordinance, and the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.

Board of Zoning Appeals & Plan Commission Order of Meetings:

- Meeting is called to order, roll call, and approval of minutes
- Director presents docket item and staff report
- Petitioner will be given a total of ten (10) minutes to present application request
- Board members will ask petitioner questions
- Public comments are opened:
 - Favorable comments are allowed a combined total of ten (10) minutes
 - Opposition comments are allowed a combined total of ten (10) minutes
- Public comments are closed and will remain closed
- Petitioner will be given a total of five (5) minutes to respond to public comments
- Board discusses the case and makes a ruling

CHURCH, ROMAN CATHOLIC
ARCHDIOCESE OF INDPLS PROP
1400 N Meridian St
Indianapolis, IN 46202

THE WOODS AT ST. MARY'S
Thomas Waters
3033 Cobblers Crossing
New Albany, IN 47150

FENWICK, ROY A,
RALPH E & MERVIN L
3704 Martin Rd
Floyds Knobs, IN 47119

FENWICK, MERVIN L.
3568 Martin Rd
Floyds Knobs, IN 47119

FENWICK, RALPH E. &
ROY A. & MERVIN
3960 Martin Rd
Floyds Knobs, IN 47119

FENWICK, ROY A. & EDITH
C. REVOC LIVING TRUST
3704 Martin Rd
Floyds Knobs, IN 47119

HUTSLAR, JIMMY L &
LINDA D
3681 Martin Rd
Floyds Knobs, IN 47119

MOUSER, ROBERT &
MELANIE
3711 Martin Dr
Floyds Knobs, IN 47119

Sprigler, Joseph E. and
Jillian M.
3731 Martin Rd
Floyds Knobs, IN 47119

FISHER, DOUGLAS
COLE & ALISHA A
5657 St Marys Rd
Floyds Knobs, IN 47119

HOWELL, LORI
P O Box 583
Floyds Knobs, IN 47119

O'Neal, Gregory &
Courtney
1135 E Ridge Dr
New Albany, IN 47150

Pedro, Tyler & Kayla
5441 Smith Rd
Floyds Knobs, IN 47119

Sikorski, Angela Joy &
David Eric
1832 Old Hickory Ct
New Albany, IN 47150

Koerber, Matthew &
Cammy
5947 Saint Marys Rd
Floyds Knobs, IN 47119

FORD, HEATHER M
6083 Saint Marys Rd
Floyds Knobs, IN 47119

HAWKINS, SAMUEL R. &
BRENDA S.
6156 Loi Rd
Floyds Knobs, IN 47119

BANET, JEFFERY D. &
ANGELA R.
6002 Loi Rd
Floyds Knobs, IN 47119

GETTELFINGER, DUANE
LEE
6101 Loi Rd
Floyds Knobs, IN 47119