

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS**

**APPLICATION FOR APPEAL**

Jurisdiction: (Check One)

Delaware County

City of Muncie

Submitted: April 24, 2024

Case No.: BZA 20-24

(1) Applicant: Rodney L. and Nona J. Garringer

Address: 800 N. County Road 600 E. Selma, In 47383 Phone: 765-284-7354

(2) Applicant's Status: (Check the appropriate response)

(a) The applicant's name is on the deed to the property.

(b) The applicant is the contract owner of the property.

(c) Other: \_\_\_\_\_

(3) If Item (2)(c) is checked, please complete the following:

Owner of the property involved: \_\_\_\_\_

Owner's address: \_\_\_\_\_

(4) Record of Ownership:

Deed Book No.: 1998

Page: 0419-22

Purchase Date: Jan. 22, 1998

Legal Description: (From the Deed or Abstract)

See Attached

(5) Common Address of the Property Involved: (Give full street address. If no address, give geographic location such as s. side of CR 400S, 500' west of SR 3).

Adjacent to 800 N. County Road 600 E. Selma, IN 47383

(6) Type of Appeal: (Check the appropriate response)

(a) Request for an Appeal from the Decision of the Administrative Zoning Officer according to Article XXXII, Section 5-B-1. (Attach a copy of said decision/ruling).

(b) Request for a Special Use according to Article XXXII, Section 5-B-2.

(c) Request for a Variance according to Article XXXII, Section 5-B-3.

(7) State explanation of requested Appeal: (State what you want to do and cite the Article and Section of the Ordinance which applies and/or creates the need for this Appeal.)

**SEE ATTACHED**

(8) State reasons supporting the Appeal: (If filing for a variance, refer to the attached sheet entitled "Hardship Variance" for explanation/guidance.)

This property is 7 acres of fenced pasture land with an approx 3/4 acres pond. We purchased this property adjacent to our Home and 1/2 acre on Jan. 14, 1998. We purchased from Greta E. Dudley. This 7 acres was originally part of a much larger acreage owned by Greta Dudley being used for farming. This is ample acreage to raise healthy livestock as well as grow crops and/ hay. Being unaware of the Residential Zoning, we have loved and cared for many animals over the years, including horses, sheep, llama, ducks chickens and pygmy goats.

See Attached

(9) Present Zoning of the property: (Give exact classification)

R-1 Residential Zone

(10) Present use of the property:

pasture land and gardening 3 goats 12 chickens

(11) Describe the proposed use of the property:

Pasture land and gardening 3 goats, 12 chickens-not to exceed 20

(12) Is the property:

Owner Occupied

Renter Occupied

Other: \_\_\_\_\_

## Answer to #7

BZA 20-24 Garringer

Request for a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance, Article XIII, Section 1.A, to allow keeping 3 goats and up to 20 chickens on 7 acres in a residence zone.

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICAN FOR APPEAL

addendum to original document:

(8) State reasons supporting the Appeal:

Building (F) A lean to type shed, 19 x 12 feet that one time sheltered two horses. It now is storage for lawn mowers.

Building (E) Storage shed 19 x 9 feet once housed rabbits now contains metal siding, fence posts and empty cages.

Building (D) Prefab. Shed, 10 x 12 feet, houses 3 pygmy goats

Building (C) Prefab. Shed, 6 x 8 feet Chicken Coop houses 12 chickens (C)

At all times we have created a safe and healthy environment for the animals under our care. We will continue to do so if our appeal is accepted and our 7 acres remains their home.

Home gardening and canning have been a big part of our summers since purchasing these 7 acres. We pressure can green beans and tomatoes, pickle cucumbers and beets as well as freeze corn yearly. They are a welcome addition to our meals, especially in winter.

We enjoy our lifestyle as it is. Please support us with a Zoning variance.

(13) Has the Applicant provided stamped, addressed envelopes to send notices of this Appeal to all property owners within 300 feet? yes

Has the Applicant discussed this Appeal with these owners personally? most

If answer is "YES", give their attitudes toward the proposal.

Neighbors are in agreement with the variance. They have long enjoyed the pet goats. We do not know the farmers of the acres adjacent to our property on both N. and S. sides and therefore don't know their attitudes.

(14) Are there any restrictions, laws, covenants, governing the property which would prohibit its use for the purpose specified in this application? If answer is "YES", attach a copy.

No

(15) Has work for which this application is being filed already started? If answer is "YES", give details.

We have a Goat shed and 3 pygmy goats, a Chicken house with 12 hens

(16) Has there been any previous appeal filed in connection with this property? If answer is "YES", give the date and the decision of the appeal.

No

(17) If the Appeal is granted, when will work commence?

Immediately

When will it be completed?

N/A

(18) If the Appeal is granted, who will operate and/or use the proposed improvement for which this application has been filed?

Rodney L. and Nona J. Garringer

**AFFIDAVIT**

(I or We) Rodney L. Garringer & Nona J. Garringer  
TYPE NAME(S) OF SIGNATORIES

being duly sworn depose and say that (I or We) (am or are) the (owner[s]) (contract owner[s]) of property involved in this application and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my or our) knowledge and belief.

SIGNATURES: Rodney Garringer  
Nona J. Garringer

Subscribed and sworn to before me this 24 day of April, 2024.

Brandy Lynn Ingermann  
Notary Public  
2-15-26  
Commission Expires  
Resident of Delaware County  
State of Indiana



**DO NOT WRITE IN THIS SPACE**

The foregoing application has been inspected by me and was filed with the office of the Delaware-Muncie Metropolitan Board of Zoning Appeals in accordance with all the formal requirements and procedures.

If properly advertised by the applicant, the application will be heard in public hearing on the 30 day of May, 2024

Signed: [Signature]  
Date: 4-24-24

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Greta E. Dudley, CONVEYS AND WARRANTS to Rodney L. Garringer and Nona J. Garringer, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described Real Estate in Delaware County, State of Indiana, to-wit:

A part of the Northwest quarter of the Southwest quarter of Section 10, Township 20 North, Range 11 East in Liberty Township, Delaware County, Indiana, described as follows: Beginning at a 5/8 rebar on the North line of the Northwest quarter of the Southwest quarter of Section 10, Township 20 North, Range 11 East, said rebar being North 89 degrees 13 minutes 27 seconds East 208.72 feet (assumed bearing) from a stone at the Northwest corner of said quarter-quarter Section; thence North 89 degrees 13 minutes 27 seconds East 481.70 feet to a 5/8 inch rebar; thence South 00 degrees 00 minutes 34 seconds East 530.40 feet along a fence line to a 5/8 inch rebar; thence South 89 degrees 13 minutes 27 seconds West 690.53 feet to a nail on the West line of said quarter-quarter Section; thence North 00 degrees 00 minutes 00 seconds 236.76 feet along said West line to a nail that is 293.64 feet South of the Northwest corner of said quarter-quarter Section; thence North 89 degrees 13 minutes 27 seconds East 208.72 feet to a 5/8 inch rebar; thence North 00 degrees 00 minutes 00 seconds East, 293.64 feet to the point of beginning, containing 7.00 acres, more or less, and subject to the right-of-way for County Road 600-E along the Westerly side thereof and to all easements of record.

Unit Tax No: 16-~~00529~~<sup>2549</sup>  
Sidwell No: 12-10-301-~~003~~

Subject to liens, restrictions, conditions, limitations, easements, leases, and other encumbrances of record.

The parties to this deed hereby hold the preparer harmless for preparing this instrument without the benefit of current title evidence.

Mail Tax Statements to: Rodney L. and Nona J. Garringer  
800 N. Co Rd 600E

FILED FOR RECORD  
8:20 at clock 4 M. Selma, In 47383  
Record 1998 Page 0419-22

Duly Entered for Taxation  
Transfer Fees \$ 3.00  
*[Signature]*

1300  
300  
JAN 22 1998

JAN 21 1998

*[Signature]*  
Recorder, Delaware County

*[Signature]*  
Delaware County

IN WITNESS WHEREOF, the said Greta E. Dudley, has hereunto set her hand and seal this  
14th day of January, 1998.

Greta E. Dudley  
Greta E. Dudley

STATE OF INDIANA, COUNTY OF DELAWARE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on the  
14th day of January, 1998 came Greta E. Dudley, and acknowledged the execution of the  
foregoing instrument.

Ruth Ann Rainey  
Notary Public - Ruth Ann Rainey

My commission expires: March 31, 2000

County of Residence: Delaware

This instrument prepared by James W. Smith, Attorney at Law

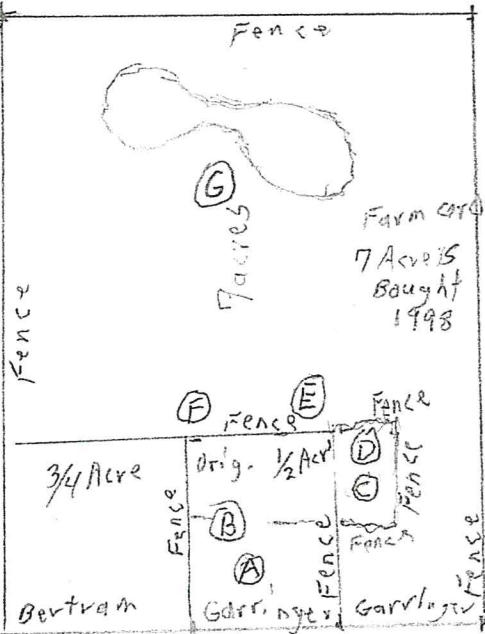


Farm Ground



Woods

Farm Ground



Farm ground  
7 Acres  
Bought  
1998

Farm Ground

Farm Ground

Fire Dept

CR 600 E

Farm Ground

Noah Johnson

Myra Kivins

Randal Anderson

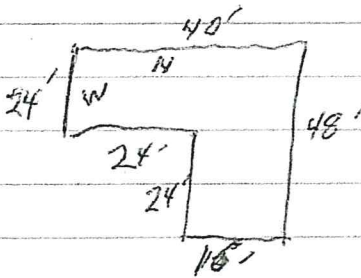
Mike Rozell

Farm Ground

Residence

Pasture

## Buildings - Purpose & Locations

Building (A) House  set back app. 50 ft. from West Prop. Line

Building (B) Garage 24' x 24' set back app 135 ft. from west prop. line

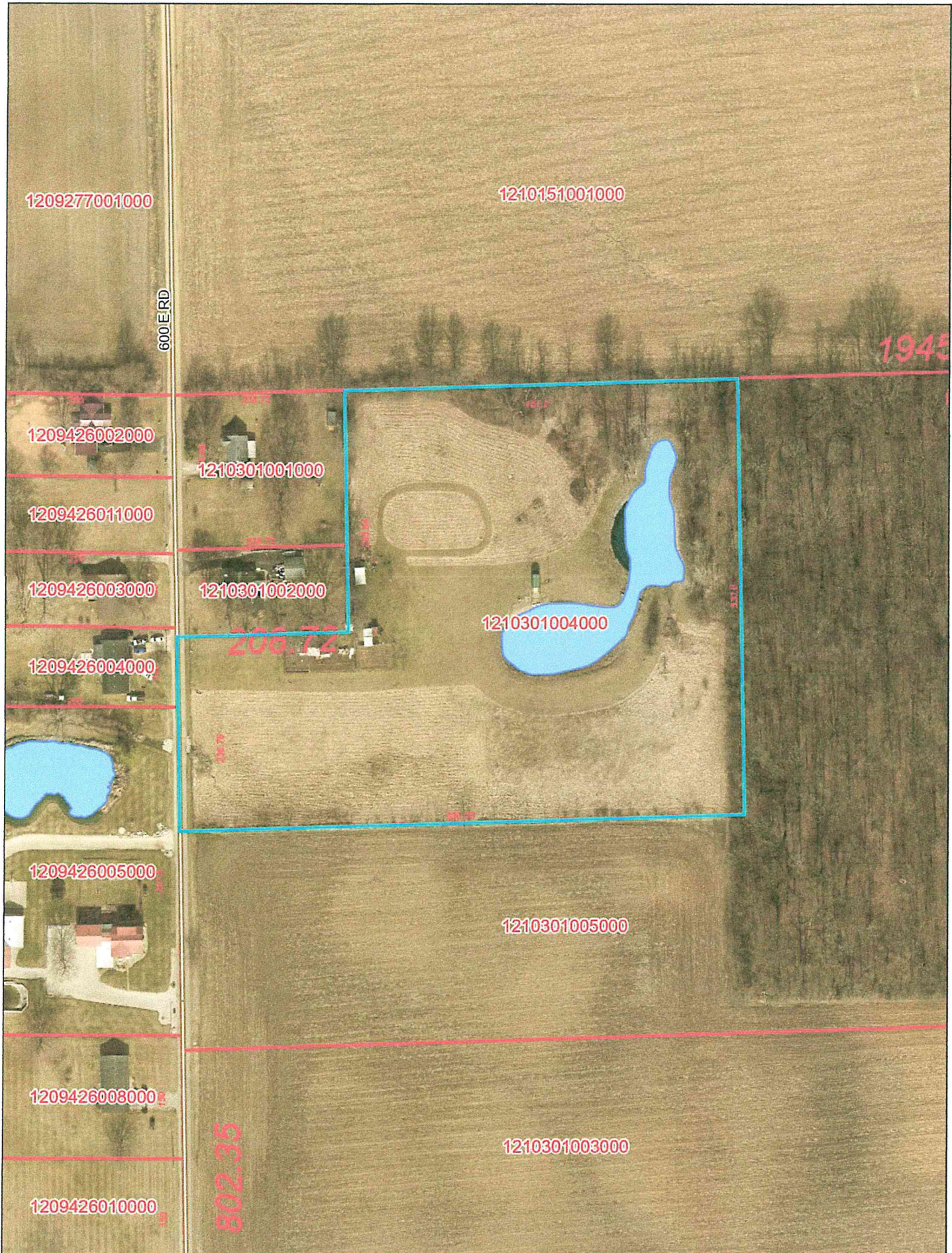
Building (C) Pre-fab (chicken coop) 6' x 8' set back app. 140 ft. from west prop. line

Building (D) Pre-fab shed (goat house) 10' x 12' set back app 165' from W prop line

Building (E) storage shed 19' x 9' set back app 230' from W prop. line

Building (F) Lean To Type shed 19' x 12' set back 220' from W. prop line  
store lawn mowers

Building (G) Pre-fab Cabin by Pond Recreation 16' x 10' set back app 460' from W. prop line



1209277001000

1210151001000

600 E RD

1945

1209426002000

1210301001000

1209426011000

1209426003000

1210301002000

1210301004000

1209426004000

208.74

1209426005000

1210301005000

1209426008000

1210301003000

1209426010000

502.35



About 5,080,000 results (0.36 seconds)

# American Pygmy

Breed

Overview

Lifespan

Characteristics

Care

Diet

Videos



Verm-X

Pygmy Goats as Pets | Pros and Cons - Verm-X

Are they hard to look after? Not particularly. As long as they have things to keep them...

May 31, 2023

Life span	Adult size
10 to 15 years	16-22 inches
<a href="https://webmd.com">webmd.com</a>	<a href="https://lvzoo.org">lvzoo.org</a>



WNC Nature Center

Verm-X <https://verm-x.com> › blogs › news › pygmy-goats-as-pet...

## Pygmy Goats as Pets | Pros and Cons

May 31, 2023 — According to the British Goat Society, pygmy goats are quiet and docile animals that have become increasingly popular in recent years as ...

### People also ask

Is a pygmy goat a good pet?

Are pygmy goats high maintenance?

Do you need two pygmy goats?

How big does a pygmy goat get?

Feedback

Wikipedia [https://en.wikipedia.org/wiki/American\\_Pygmy](https://en.wikipedia.org/wiki/American_Pygmy)

## American Pygmy

The American Pygmy is an American breed of achondroplastic (dwarf) goat. It ... Between about 1930 and 1960 a variety of small goats of the West African Dwarf ...

Zareba Systems <https://www.zarebasystems.com/articles/pygmy-goat>

## Get to know: The Pygmy Goat

Pygmy goats are a favorite addition to hobby farms and livestock operations ... Miniature Goat, Nigerian Dwarf Goat; Male Size Range: 60 lb to 86 lb; 19 to 24 ...

### About

The American Pygmy is an American breed of achondroplastic goat. It is small, compact and stockily built. Like the Nigerian Dwarf, it derives from the West African Dwarf group of breeds of West Africa. Wikipedia

Scientific name: *Capra aegagrus hircus*

Height: : 40–50 cm<sup>355</sup> ;

Conservation status: FAO (2007): endangered<sup>142</sup> ; DAIS (2023): at risk;

Horn status: horned in both sexes

Other names: : Pygmy Goat; African Pygmy<sup>355</sup> ;

Standard: National Pygmy Goat Association

### As a pet

Are pygmy goats good pets?

### Life span

Lifespan of american pygmy

### Size

How big is a full grown pygmy goat

### Temperament

What is the temperament of a pygmy goat

6 more

Feedback

### People also search for

## Breed Profile: Pygmy Goats

Jun 3, 2022 — Origin: Pygmy goats have been developed by Europeans and Americans from the landrace West African Dwarf goat of Central and West Africa, ...

Pygmy    Nigerian Dwarf goat    Boer goat    Goat  
  
See more →

### Videos >

 **Pygmy Goats: All You Need to Know**  
12:25    YouTube · Agronomag  
Apr 7, 2022

10 key moments in this video ^



From 00:00	From 02:29	From 03:41	From 05:27	From 06:16
Intro	What makes a pygmy goat a pygmy goat?	Appearance	Meat	Feeding Pygmy Goats

 **The Pygmy goat billy that I will use for breeding!**  
7:38    YouTube · Tom Goodenough  
Nov 29, 2023

 **Best Mini Goat Breeds For Pets! 🐐🐐 #minigoat ...**  
1:03    TikTok · animal\_lore  
Oct 29, 2023

View all →

### Nigerian Dwarf Goats For Sale

Don't Forget to check out our Goat Gift Pages for tons of Goat Related Gifts, Jewelry and Apparel! Nigerian Dwarf Goats For Sale.

### A Guide to Small Goat Breeds | Homesteading

Pygmy Goat (aka Cameroon Dwarf Goats) ... The Pygmy is also an African breed. They tend to weigh a bit more than the Nigerian Dwarf, up to 85 pounds. This short, ...

### Pygmy Goat

Pygmy goats are small and stout and have a full coat of straight, medium ... The Pygmy Goat was originally called the Cameroon Dwarf Goat and came – as the ...

### Pygmy Goats. Miniature Goats and As Pets. A Guide to ...

Miniature Goats and Pygmy Goats As Pets. A Guide to Keeping Pygmy Goats ... Nigerian Dwarf Goats Care: Dairy Goat Information Guide to Raising Nigerian Dwarf ...



Oklahoma State University

<https://breeds.okstate.edu> › goats › pygmy-goats

## Pygmy Goats | Oklahoma State University

The **Pygmy Goat** was originally called the **Cameroon Dwarf Goat**. The goat is mostly restricted to the West African countries. Similar forms of **Pygmy goats** also ...



Goel Vet Pharma Pvt. Ltd.

<https://goelvethpharma.com> › pygmy-goats

## Pygmy Goats 101: Everything You Need to Know About ...

Dec 26, 2023 — **Pygmy goat** milk is rich in essential nutrients, similar to the milk of large dairy goats. It contains high levels of vitamins, minerals, and ...

### Related searches :

**pygmy goats for sale**

**pygmy goats for sale near me**

**Pygmy goats pros and cons**

**pygmy goat characteristics**

**Miniature pygmy goats for sale**

**pygmy goat size**

**african pygmy goats for sale**

**what are pygmy goats used for**

More results 