

**GUNNISON COUNTY BOARD OF ADJUSTMENTS**  
**PRELIMINARY AGENDA:**  
**Blackstock Government Building 221 N. Wisconsin, Suite D**  
**In Person and Zoom**

- 1:00 p.m.**
- Call to order; determine quorum
  - Approval of Minutes from the April 29, 2025 Board of Adjustment meeting
  - Approval of Minutes from the July 17, 2025 Board of Adjustment meeting
  - Unscheduled citizens: A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
  - Miscellaneous/Staff Reminders/Announcements

**1:00 p.m.**     **BOA-25-00001 – Thackberry Setback Variance - Public Hearing:**  
Julia Thackaberry, represented by Bob Davison, requests a setback variance for a 28' x 36' storage building at 81 County Rd 40 Gunnison, CO 81230, parcel # 3787-231-00-003. The applicant has requested a variance to reduce the side setback on the eastern property line from 15 to 7 feet.

**1:30 p.m.**     **BOA-25-00002 – Johnson Setback Variance – Public Hearing:**  
The Applicant, Allan Johnson, requests a variance to setback standards for a 14' x 24' carport at 60 Mystery Lane (Parcel 3701-240-01-010), located on the north bank of the Gunnison River. The proposed carport would be angled to Mystery Lane and located north of the existing home, reducing the required 25-foot front setback to 18 feet on one side and 16 feet on the other.

**Adjourn**

**Packet Materials are available online** by visiting <https://gunnisoncounty.org/179/Board-of-Adjustment> and selecting "Most Recent Portfolio"

**Use this link to join the Webinar on Zoom:** <https://gunnisoncounty-org.zoom.us/j/86337231015>

**Phone one-tap:**  
**+17193594580,,86337231015# US**  
**+14086380968,,86337231015# US (San Jose)**

NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.