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**Jody and Sylvia Hakala**  
11390 Valle Verde Dr.  
Colorado Springs, CO. 80926  
[jdhak10@yahoo.com](mailto:jdhak10@yahoo.com)  
719-649-5575

**Planning and Community  
Development Department**  
Board of Adjustment  
2880 International Circle Colorado  
Springs, CO 80910

## Board of Adjustment Members,

1. I am Jody Dean Hakala. I am requesting a relief to allow a 5' setback on my south (side) property line boundary where a 25' setback is typically required. This will allow us to build a 30'x40' pole barn with an attached 30'x10' carport for a total structure size of 30'x50'. After serving for 38 years in the United States Army this shop will be used for our personal enjoyment as vintage car enthusiasts. There are no objections from any immediate neighboring property owners.
2. I am requesting this under Land Development Code Chapter 5, Section 5.52, para 2 a. which states "property is severely restricted due to (1) exceptional narrowness, shallowness or shape of the specific piece of property, or (2) the exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property".
3. Our property is very restricted due its narrow plot layout, solid rock formations directly to the west of our home, a seasonal runoff stream bed directly to the west of our requested building area, and a steep drop-off on the north side of our requested building area which will impact the driveway location of our request. If approved, we will apply for a driveway permit through El Paso County. I have been given an approved Letter of No Objection from Colorado Springs Utilities which will have no impact on the current utility pole location based on where we are requesting to build.
4. Our property (3.3 acres) does not meet the minimum lot size of 5 acres which further impedes our flexibility for the location so I am also requesting a variance for the minimum size requirement.
5. If this variance is granted our structure will be aesthetically appealing and fit well into the surrounding landscape with no loss to existing vegetation. All ground work, which in requested location is minimal, will be done so as to ensure that there are no runoff issues for adjacent properties or runoff patterns.

**Jody Dean Hakala**

Phone: 719-649-5575

E-mail: [jdhak10@yahoo.com](mailto:jdhak10@yahoo.com)