

please add phone number and email

**Jody and Sylvia Hakala**

11390 Valle Verde Drive  
Colorado Springs, CO. 80926

**Planning and Community Development Department**

Board of Adjustment  
2880 International Circle  
Colorado Springs, CO 80910

specify what the structure will be

**Board of Adjustment Members,**

1. I am Jody Dean Hakala. I am requesting a relief to allow a 5' setback on my south boundary only where a 25' setback is typically required.
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 streambed 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 of our request. 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. 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.

specify if it is side, front or rear property line

please add the following to the letter of intent:

- Property tax schedule number
- Current zoning of the property
- A discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts related to granting the requested relief
- A discussion detailing the proposed dimensional variance request compared to the applicable dimensional standards of the Land Development Code (ex. "I am requesting a 5 foot setback from the side property line where a 25 foot setback is required by the code to allow for a [type of structure].")
- Mention somewhere in this letter that you are also requesting a variance from the minimum lot size requirement and address the criteria for this request as well. Your lot size is 3.3 acres where 5 acres is required (state something to this effect in this letter)

Please address as many of the following criteria in this letter:

- A discussion detailing any burden that is created or would be caused due to strict compliance with the zoning requirements
- A discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts related to granting the requested relief.

- Please confirm that the drainage from the proposed barn addition will not adversely impact the adjacent properties or runoff patterns.
- There is no Driveway Permit on file for existing driveway. Please apply for a driveway permit by contacting Petra Rangel at [Petrarangel@elpasoco.com](mailto:Petrarangel@elpasoco.com).