

**04-06-2026**

**Planning Commission  
Meeting**

**Supplemental Packet**

## City of Afton Planning Commission

From: Craig Abrahamson, 5686 Oakridge Ct S

Re: Variance Application Concerns for Proposed Accessory Building at 5698 Oakridge Ct S

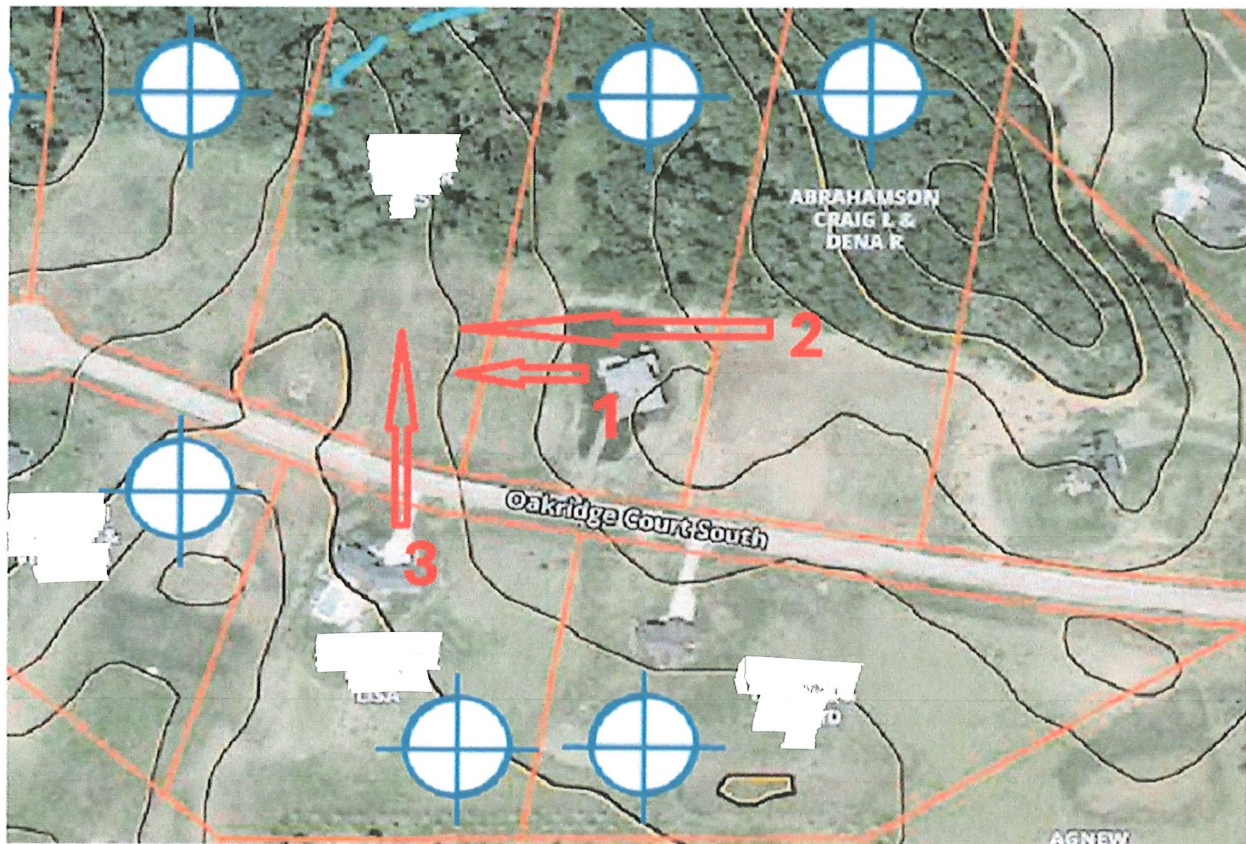
Date: April 6, 2026

### Neighbor Concerns

The 'Submitted Variance' questionnaire appears to contain factual inconsistencies.

**Variance Criteria #3:** Granting the requested variance will alter the established character of the area. Similarly sized accessory structures are uncommon within Afton Creek Preserve (apart from the original landowner/developer property). The proposed placement near the property line may increase the structure's visual prominence from adjacent properties and may adversely affect neighboring property values.

**Variance Criteria #11:** The proposed building will be visible from multiple (not 1) nearby properties (as indicated by the red arrows in the diagram). For example, Property #2 may have views of the structure from the rear porch/deck and from interior living areas. Based on current site conditions, tree coverage in this area appears limited; therefore, vegetative screening may be minimal.



**Compliance Outside of City Scope:** The following requirements should be addressed pursuant to the subsequent cited **Afton Creek Preserve Homeowner's Association** governing document segments.

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

AFTON CREEK PRESERVE HOMEOWNERS' ASSOCIATION

**8.4**

No building, fence, wall, or other structure shall be erected or maintained upon the Properties, nor shall any exterior additions, change or alteration be made to any such building, fence, wall, or any other structure until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Board as to harmony of external design and location in relation to surrounding structures and topography. Boundary markers required by the Co-Holders of the Conservation Easement to clearly mark boundaries between the Units and the Protected Property shall be maintained and enforced by the Association.

**8.5**

Accessory buildings *shall be constructed of the same exterior materials and style* of the main structure.

**Appendix: City Staff Findings (Summary)**

1. The property is 5.5 acres.
2. The property is zoned Agriculture.
3. Per 153.051, accessory structures under 1,500 sq ft require a 50-foot side-yard setback; structures over 1,500 sq ft require 100 feet.
4. The applicant proposes an 1,800 sq ft accessory structure and has not documented practical difficulties that would warrant the requested variance.

**Reasonableness:** *The property owner proposes to use the property in a reasonable manner.*

**Uniqueness:** *The plight of the landowners is due to circumstances unique to the property not created by the landowner.*

- Staff notes the lot is constrained by existing development, wooded areas, and regulatory setbacks/conditions that are common, not unique to this property.

**Essential character:** *The variance, if granted, will not alter the essential character of the locality.*

- A detached garage is generally consistent with the area's residential character; however, placing a structure over 1,500 sq ft at a reduced 50-foot side-yard setback may affect character due to its scale and proximity to the neighboring lot.
- The additional 300 sq ft (over 1,500 sq ft) would extend toward the rear of the lot and may be less visible from the public right-of-way.
- Screening between the lots appears limited, and the reduced setback would increase visibility from the eastern abutting property.

5. In addition to the side-yard setback, the proposed 1,800 sq ft garage does not meet the 200-foot setback from the on-site well (153.051(A)); this requirement does not apply to accessory structures under 1,500 sq ft.
6. Given the reduced setback from the eastern property line, it is unclear whether the garage would be injurious to permitted uses nearby; it may diminish property values in the immediate vicinity.