

To: Austrheim Kommune
Sætremarka 2
5943 Austrheim
Norway

CC: Jan Nordø
Hoplandssjøen 74
5943 Austrheim
Norway

Laila Nordø
Kvernevikstemma 18
5114 Tertnes
Norway

Even Nordø
Øvre Titlestad 56
5243 Fana
Norway

From: Anita R. Arnum
1708 Austrheimsvegen
5943 Austrheim
Norway

109 Moffett Street
Lancaster, MA 01523
USA

Date: 12 May 2020

To Whom It May Concern:

I am in receipt of an undated *Nabovarsel* for the “Rehabilitering av husmannshus (Kristianhuset) fra slutten av 1700-tallet på eksisterende grunnmur og inngangsposti etter brann i 2016” on the property identified as Gnr 152 Bnr 29. I received this notification via U.S. Mail on or about May 5, 2020 from Jan, Laila and Even Nordø and provide the following response for your consideration.

The Arnum family has owned the property located at 1708 Austrheimsvegen (Gnr 152 Bnr 11) known as “Snekkevika” since my grandfather Monrad Seline Arnum built the house in the late 1920s or early 1930s, and raised his family there with his wife Manghild Arnum. The land may have been in the family prior to this time, but I would have to search the documents to determine the exact dates. The Arnum family has maintained ownership of the land, house, outbuildings and boathouse even after emigrating to the United States in 1948 and family members return often to visit relatives and maintain the property.

Over the years, the Arnum family has continued friendly relations with both the Nordø and the Soltvedt families and wishes to do so for the foreseeable future. As such, we have always maintained our family’s desire to remain clear of any conflicts between property owners located within our main property Gnr 152 Bnr 11 such as has occurred between the Nordø family and the Soltvedt family.

I wish to express my opposition to the proposed construction for the following reasons:

- The structure known as “Kristianhuset” was not original to the proposed construction site Bnr 152 Gnr 29; it had been moved there from another location, possibly Njøten. In fact, it may have been moved more than once in its history. Therefore, there is no historical precedent for this building to be reconstructed on the site proposed in the Nabovarsel.
- I understand from Mr. Thomas Lindås, Byggesakshandsamar/jurist for Austrheim Kommune (document attached), that the property Gnr 152/Bnr 29 is legally owned by:

Soltvedt Turid C Daae
Straumetoppen 21
5353 Straume

- There has been a long standing dispute between the Nordø family and the Soltvedt family relative to the structure known as “Kristianhuset,” identified as building #176484004 in the documents supplied to me by Mr. Thomas Lindås.
- In his correspondence, Mr. Thomas Lindås wrote that he had “...heard that the house [Building #176484004] on 152/29 is owned by the Nordø family...” as the result of a legal dispute, but that he had “...not seen proof...” of such claim. 2
- The concept of building a structure on land that is not owned by the builder is inherently absurd and fraught with problems.
- If the structure were to be constructed as proposed, it would be located on land that is completely encompassed by the Arnum family property, Gnr 152 Bnr 11.
 - Mr. Thomas Lindås further confirmed in his correspondence that “...to rebuild the house on 152/29 the owner will need to present a notarized right to parking nearby. Or, a right to gain access via boat.” The Arnum family is firmly opposed to granting such rights as no one has been granted parking rights on our property. In fact we have specifically prohibited anyone from parking on our property.
 - Rebuilding the structure as proposed would I assume also require access rights, including a walking path (Gangsti) across our property which we are also in opposition to granting. Turid Soldvedt is the only property owner within our main property that has secured the proper “Gangsti” access rights to 152/29.
- The proposed structure is located very close to overhead high tension power lines [høyspenningslinje] that cross directly over the property Gnr 152 Bnr 29. I believe that there are rules and regulations relative to how close one can build to such high tension power lines. (See attached from BKK)

- The current proposal to rebuild the structure places the structure 2 meters from the existing property line of Gnr 152 Bnr 11. Are there not required setbacks from property lines when building?
- I am unable to read the proposed exemption sought on the Nabovarsel, is it “LNE, LNF, LJE, LJF, LSE. LSF” or something else and what are the details of the exemption sought?
- The original structure “Kristianhuset” was destroyed by fire. As a Fire Investigator myself, I know how difficult it can be to identify the origin and cause of a fire. In the United States, in accordance with NFPA 921, fires are classified into one of four categories: accidental, natural, incendiary or undetermined. Generally accidental and natural causes must be ruled out prior to moving toward an incendiary cause. While I have not seen or reviewed any official reports on the fire, should this be determined to be an incendiary cause, and I hope that this is not the case, there are several possible motives for any number of suspects to have ignited this fire. Without an eyewitness or an uncoerced confession, it would be nearly impossible to prove any particular suspect.

Our family is not unsympathetic to the situation. Each family involved, including the Arnum family, has strong ties and feelings to the property and the previous structure. This has been a long-standing conflict between the Nordø and Soldvedt families over “Kristianhuset.” The Arnum family has attempted and wishes to remain neutral relative to this dispute.

With the history of the structure “Kristianhuset” including the fact that it has been relocated on previous occasions, I offer the following proposed solution: consider rebuilding the structure at some other location where a conflict of ownership between land and building does not exist.

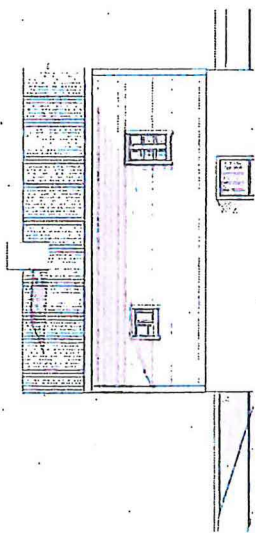
Overall, it is our desire to restore the peace and harmony that my father Malven Arnum so often described to me, so that we are able to enjoy all that “Snekkevika” has to offer.

Thank you for your consideration of this matter.

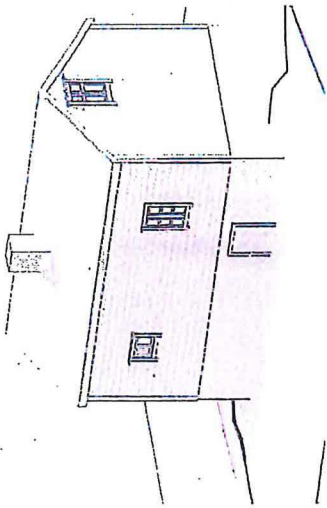
Sincerely,



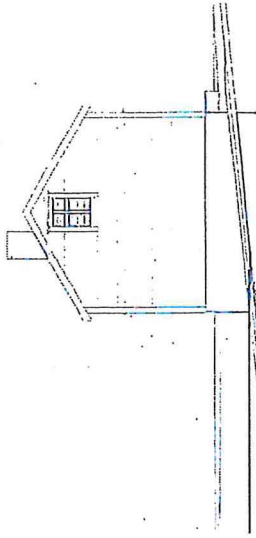
Anita R. Arnum



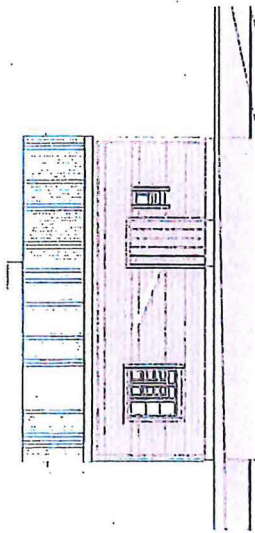
① Fasade vest



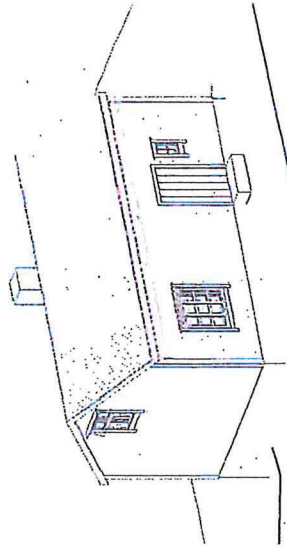
⑤ Perspektiv 1



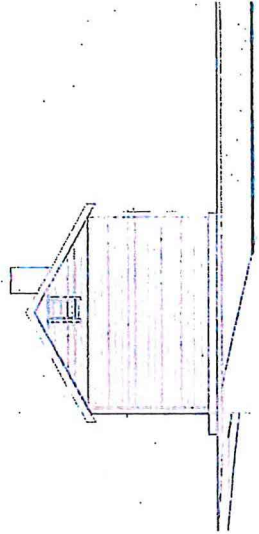
② Fasade sør



③ Fasade aust



⑥ Perspektiv 2



④ Fasade nord

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No.	Description	Date

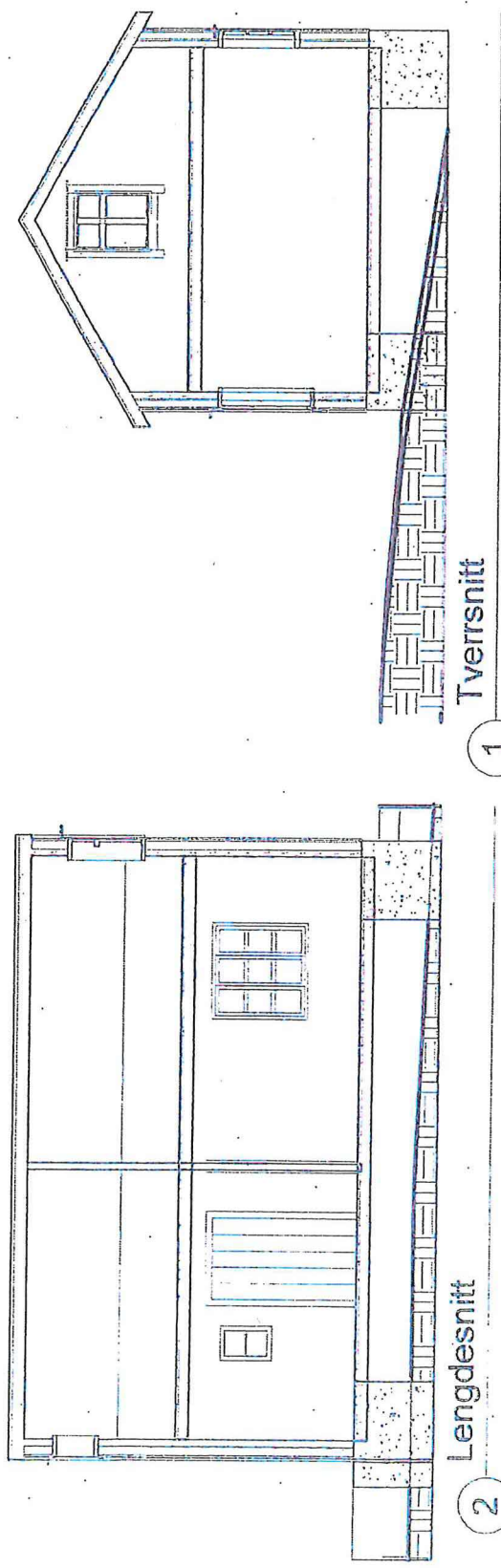
Jan Nordø

Snekkevika

Kristianhuset fasader

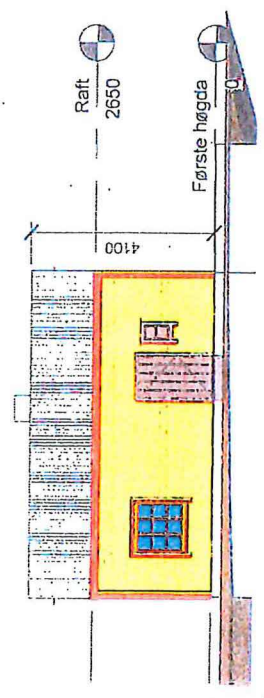
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker/Scale

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Lengdesnitt

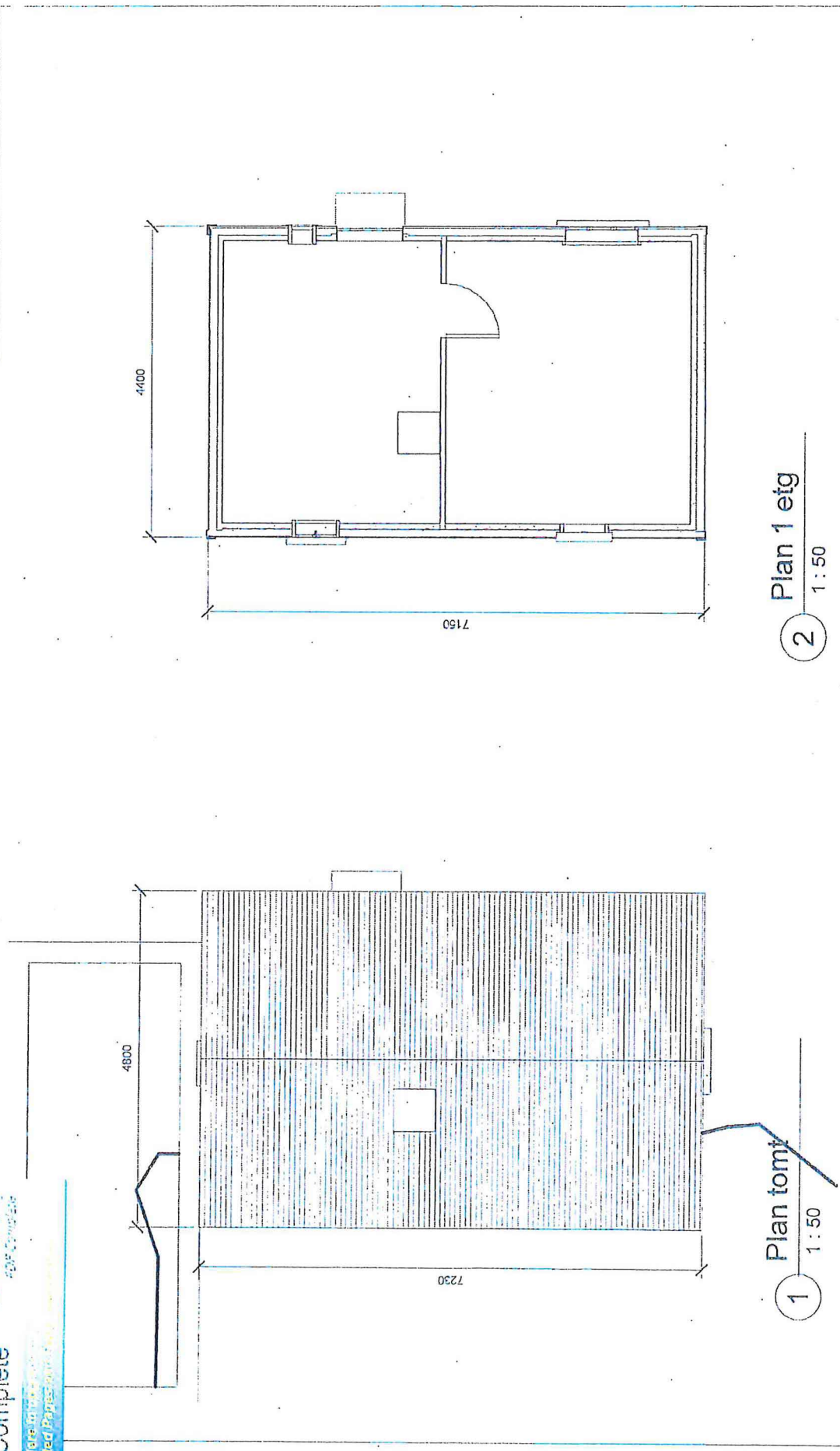
Tverrsnitt



Ausfasade



<h1>Autodesk Revit</h1> <p>www.autodesk.com/revit</p>		<p>Jan Nordø</p> <p>Snekkevika</p>		<p>Kristianhuset - snitt</p>	
		<p>No.</p> <p>Description</p> <p>Date</p>	<p>Project number</p> <p>Date</p> <p>Drawn by</p> <p>Checked by</p>	<p>Project Number</p> <p>Issue Date</p> <p>Author</p> <p>Checker</p>	<p>002</p> <p>Scale</p> <p>1:100</p>



2 Plan 1 etg
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1 Plan 1 tom
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Project number		Project Number	
Date	Issue Date	Author	Checker
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Plan
 Jan Nordø
 Snekkevika
 Kristianhuset

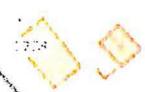
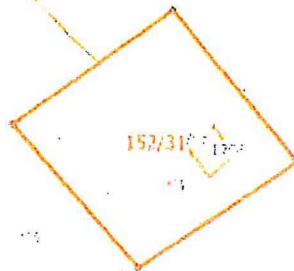
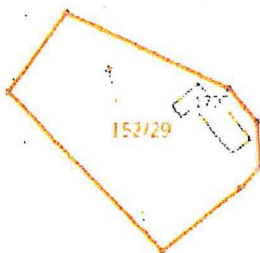
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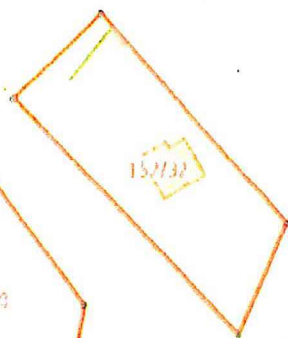
Tindhaugen

152/11



Austrheimsv. 1700

152/50



152/7

152/7



Situasjonskart -
Situasjonskart for tiltaket, Austrheimsv. 1700



Date 31.03.2020

Målestokk 1:1 250

Arnum Anita MATF

From: Anita Arnum <snekkevik@aol.com>
Sent: Monday, August 13, 2018 8:26 AM
To: Arnum Anita MATF
Subject: Fwd: SV: Property Questions Gnr 152/Bnr 11

Anita R. Arnum

Begin forwarded message:

From: Thomas Lindås <Thomas.Lindas@austrheim.kommune.no>
Date: August 13, 2018 at 04:36:16 EDT
To: "snekkevik@aol.com" <snekkevik@aol.com>
Subject: **SV: Property Questions Gnr 152/Bnr 11**

Hello Anita!

English is no problem.

It is correct as you say that to rebuild the house on 152/29 the owner will need to present a notarised right to parking nearby. Or, a right to gain access via boat.

When it comes to the property itself, it is owned by:
Soltvedt Turid C Daae
Straumetoppen 21
5353 Straume

I have heard that the house on 152/29 is owned by the Nordø family, I have not seen proof of this, but as I understand it was the outcome of a legal dispute between the two families.

Regarding the house, this is the information we have on the building:

BYGG TYPE	BYGNINGSNR	BYGGTYPE	STATUS	NÆRING	ANT. BOENH	ETG	BRA BOL.	BRA ANNET	BRA TOT.	BEBYGD AREAL	ENSRET	KODRO/KART
Bygning	176484004	163 - Våmangh. bebygtes som fritidsh	Tatt i bruk	Bolig	1	1	27	0	27	0	11.07.2016	N:6740277 B:280253

ETASJER

ETASJE	ANT.BOENH	BRA BOLIG	BRA ANNET	BRA TOTALT	ALT.AREAL	ALT.AREAL2	BTA BOLIG	BTA ANNET	BTA TOTALT
H01	1	27	0	27	0	0	0	0	0
sum	1	27	0	27	0	0	0	0	0

BRUKSENHETER

ADRESSE	BOLIG	BRA BOL	BAD	WC	ROM	TYPE	KJØKKEN	EIENDOM	EYABLERT	SKAL	UTGÅ
	H0101	27	0	0	0	Bolig	Kjøkken		11.07.2016		

REG.BYGNINGSSTATUSER

STATUS	DATO	REG.DATO
Tatt i bruk	18.09.2007	

BYGNINGSREFERANSER

TYPE	REFERANSE
Kulturminne	12640004E21

SEFRÅK

SEFRÅKMINNE er registrert på bygningen.

As you can see, the building has its own building number: 176484004

When it comes to the history of the house, I have little information.

Regarding finding a solution to the conflict between the two families, I would recommend taking the dispute to court, and get a definitive ruling so that one of the parties would own both the house and the property. But this is joust my opinion.

Sorry for my English. If you have any other questions, joust ask.

Med helsing
Thomas Lindås
Byggesakshandsamar/jurist

Austrheim Kommune
Sætremarka 2
5943 Austrheim
Tlf.dir: 56 16 20 53
E-post: thomas.lindas@austrheim.kommune.no



Fra: snekkevik@aol.com [mailto:snekkevik@aol.com]
Sendt: onsdag 8. august 2018 12:33
Til: Thomas Lindås
Emne: Property Questions Gnr 152/Bnr 11

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Landbruksområder og lignende

I områder hvor det kan forventes at det benyttes høye maskiner skal ledningshøyden tilpasses dette.

Taubaner

Når høyspenningsluftledning krysser under taubane og lignende må det treffes tiltak i form av passende overbygning.

Vertikale avstand mellom høyspenningsledning og laveste fase- eller jordleder på øvre ledningssett og fase- eller jordleder på nedre ledningssett.

Tabell 6-2 angir minsteavstander.

Ved kryssing mellom høyspenningsluftlinjer skal linjen med høyest spenning føres øverst. Belagte linjer og luftkabler skal imidlertid plasseres underst uansett spenning.

Ved kryss på felles mast skal den vertikale avstanden i mast være minst D_{pp} , og ikke mindre enn 2 m.

Ved kryssing mellom høyspenningsluftlinjer og lavspenningluftlinjer skal høyspenningsluftlinjen føres øverst.

Når avstanden fra lavspenninglinjen til nærmeste høyspenningsmast er mindre enn $3\text{ m} + D_{pp}$ skal kryssing være på felles mast. Vertikal avstand i mast mellom linjesettene skal være minst $1\text{ m} + D_{pp}$, og ikke mindre enn 2 m. Har linjesettene forskjellige eiere er kryssing på felles mast bare tillatt når høyspenninglinjen er utført med belagte liner eller som luftkabel.

Ved kryssing mellom høyspenningsluftlinjer og teleluftlinjer skal høyspenningsluftlinjen føres øverst.

Avstand fra høyspenninglinje til bygninger og lagerplasser

Tabell 6-2 angir minsteavstander.

Dersom det er fare for at is fra luftlinjer faller ned på bygninger, skal høyspenningsluftlinjer med store spennlengder og pillhøyder eller med vertikal høyde over 40 m, ha en horisontal avstand mellom bygning og nærmeste faseleder, uten utsving av lederen, på minst en fjerdedel av høyden. Det kreves ikke større avstand enn 30 m. Dette kravet gjelder ikke for mindre viktig bygning.

Kryssing tillates over mindre viktige bygninger med største grunnflate 50 m^2 , som ikke benyttes til boligformål, og hvor det kun leilighetsvis eller kortvarig oppholder seg mennesker. Avstand fra mindre viktig bygning til annen bygning må være minst 4 m. For mindre garasjer for inntil to biler kan avstanden til viktig bygning reduseres til 2 m.

Skytebaner, flyplasser og luftfartshindringer

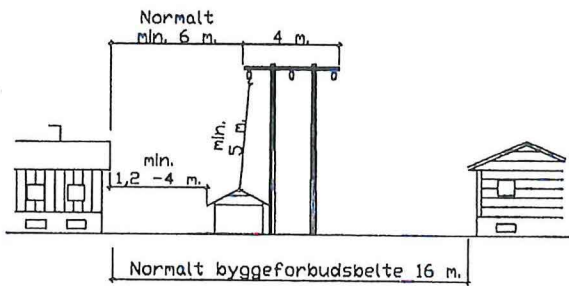
Høyspenningsluftlinjer skal ikke komme innenfor fastsatte sikkerhetsgrenser for en skytebane.

For skytebaner er retningslinjer gitt i forskrift 1 juli 1988 nummer 548 om anlegg av, kontroll med og godkjenning av sivile skytebaner.

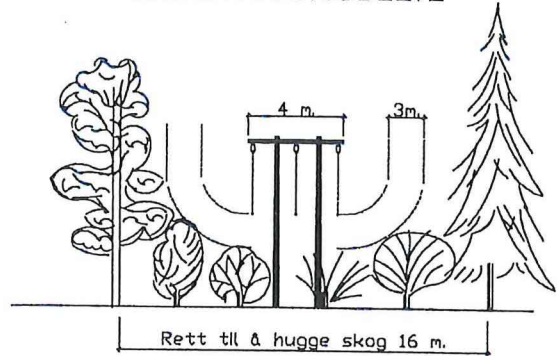
Flyplasser, fjordspenn, kryssing av daler og andre ledningsanlegg som kan representere en fare for luftfarten reguleres av luftfartsmyndighetene.

HOVEDLINJE

BYGGEFORBUDSBELTE

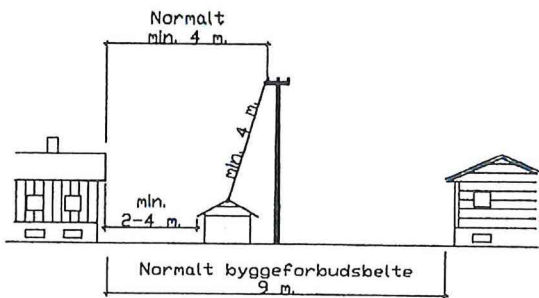


SKOGRYDDINGSBELTE

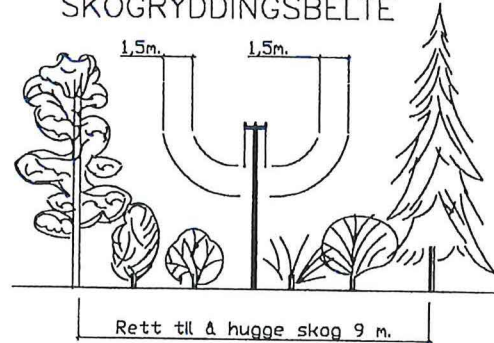


BLX AVGREINING

BYGGEFORBUDSBELTE

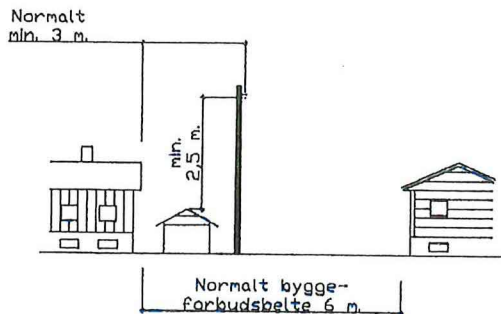


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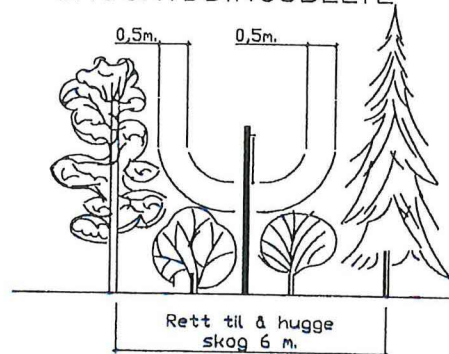


HENGEKABEL AVGREINING

BYGGEFORBUDSBELTE

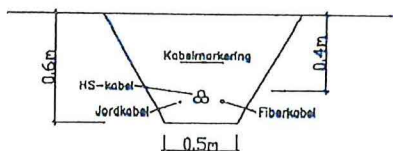


SKOGRYDDINGSBELTE

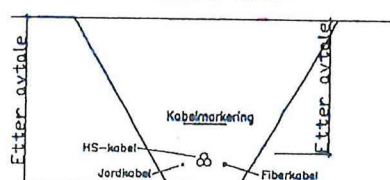


JORDKABEL

UTMARK



DYRKET MARK



VEG/TETTBYGD

