
Fra: Ingrid Bjørge Pedersen
Sendt: fredag 21. august 2020 09:07
Til: Postmottak Alver
Emne: VS: To Ingrid-Søknadsfri Garage
Vedlegg: Holsbergstien 70_02.jpg; Holsbergstien 70_03.jpg; Holsbergstien 70_01.jpg

Fra: Arthur Luna [<mailto:aclunajr@gmail.com>]
Sendt: torsdag 20. august 2020 23:09
Til: Ingrid Bjørge Pedersen
Emne: Re: To Ingrid-Søknadsfri Garage

Søknad om Dispensasjon

To whom it may concern,

My wife and I are planning an upgrade on our property. We are going to level our yard and make space for a garage and a lawn. We chose a size of 620cm X 800cm and under 4m high which would fall in the category of a "søknadsfri Garasje". My wife and I have only one car at the moment but we are planning for a second one soon. With this size of a garage, it would not only accommodate our cars but it would also allow us space for a small workshop for the entire family. We are planning on having a lawn on the side of the house and enough space in the front to maneuver a car safely. However, after I presented my plan to Ingrid, she calculated that the size of the garage would exceed the allowed size for our property.

Please consider and approve our application for dispensation. We have ticked off all of the listed points except this one that are mentioned on your website for a søknadsfri garasje. I have been to my immediate neighbors with our plan and none of them had any issues whatsoever.

Please find attached several drawings of our plan.

Thank you for your time and we hope to hear from you soon.

Kind regards,
Arthur and Nancy Luna

Holsbergstien 70
5918 Fekhaug

GNR 10
BNR 213

On Wed, Aug 19, 2020 at 1:44 PM Ingrid Bjørge Pedersen
<ingrid.bjorge.pedersen@alver.kommune.no> wrote:

Hi, I'm very sorry- I said your part of the property was 858, but now I see it's the total. So that would make your part 429.

The utnyttingsgrad is then 48.

However I recommend you send in "søknad om dispensasjon". This is a written application, we don't have forms for this. But what you need to include is that you apply for Dispensasjon from the reguleringsplanens utnyttingsgrad (I'm sorry for the English-norwegian). Also we need a few lines of why this is needed, and to make sure this isn't in conflict with roadsafety and that you still have enough outerspace for garden and recreation.

I hope this was understandable.

So the rules are that you can still use the fritak rules, when everything else is sorted. In your case, it's the utnyttingsgrad that need to be sorted out first.

So your part of the property is 429 kvadratmeter. Your house "footprint" is 160, and with the garage with 50 kvadratmeter that would make 210 kvadrat footprint.

Ingrid Bjørge Pedersen | Rådgjevar plan og byggesak

Telefon: +47 56 37 58 78

Innbyggjarservice: +47 56 37 50 00

www.alver.kommune.no



ALVER
KOMMUNE

Ved ytterlegare spørsmål, ver venleg å ta kontakt med oss på innbyggjarservice. Informasjon om opningstider finn du på www.alver.kommune.no/innhald/plan-bygg-og-eiendom/treng-du-hjelp/ eller ved å ringe telefon 56 37 50 00.

Innsending av søknadar og anna dokumentasjon i saker skal sendast til postmottak@alver.kommune.no

Fra: Arthur Luna [mailto:aclunajr@gmail.com]

Sendt: onsdag 19. august 2020 08:17

Til: Post Alver byggesak

Emne: To Ingrid-SÅ ,knadsfri Garage

- Hi,

My wife and I are planning on building a "Søknadsfri" garage on our property. We have been on Alver Kommune's website and found a checklist of things we need to have in order before continuing.

There are two items I listed below which we need assistance with.

-
- 1. Det er innanfor det som er lov å bygga på eigedommen din (utnyttingsgrad/total utnytting)
- 2. Bygningen ikkje vert plassert over vass- og avlaupsleidningar – avstand til offentleg leidningsnett må vere meir enn 4 meter.

For item one: Is there a formula that I can use to calculate how much space I am allowed to use for building a garage? The garage we are planning on building will be 49,6 kvm. My wife spoke to you

and the explanation you gave was, as long as there is enough space to turn a car around and enough space to have a garden then it would be approved. Can you please confirm that this is correct.

I have attached an image of our property. The blue box is where we plan on building the garage.

For item two: Again my wife spoke to you regarding this and you said there wasn't an actual blue print of the water and sewage system in our area but you did send here a print of only the main pipe

in the street and not from our house. Can you please confirm this as well. It's difficult to understand that your office wouldn't have this important information considering every major development needs to

go through the kommune. If your department can't provide us with this information can you please direct us to who possibly could. I am 99.9% sure the pipes coming from our house do not run in the direction

of where we plan on building the garage. I have attached an image that you sent us where our water and sewage access ports are located and it is where the red red line starts directly in front of the house. The

shortest distance to the main pipe is marked with a red line.

We want to make sure we are following all the required procedures regarding this project and we also need an official confirmation regarding these two points. We appreciate all the help and assistance

you can give us. Thank you and we hope to hear from you soon.

Kind regards,

Arthur and Nancy Luna

Holsbergstien 70

5918 Frekhaug

GNR:10

BNR:213