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HEYLANDSBERG
Leipzig, 20.02.2012
Linn. 8
20.02.2012
H. Heylandtsberg
H. Heylandtsberg

002549



Skýringar:

- | | |
|---|-----------------------------|
|  | Rymisnúmer |
| K.O.D | Kóli |
|  | Góðf.ö |
| IN | Íslandsfélag |
| GN | Góðf.ö |
|  | Reykisnúmer |
|  | Rymisnúmer |
| BO | Björgunarskipti |
| EI-CS30 | Húsið með meirni brunastofu |
| EiR | Vegur með meirni brunastofu |
|  | Háskóla |
| NL | Nýjarskipti |
|  | Flötaleið |

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C	16.01.2012	Sorp hert til á 100 og neyðarþátt fyrir fólkalæis bærni vío							
B	08.08.2011	Reyndartekning af bílplássi							
A	31.03.2009	Reyndartekning							
Nr.	Dags	Breyting							
A-2	Frættastíðlaði	Minnkað 1.43	Míóv.	1.100.1.500	Dags	31.03.2009	Verk nr.:	VS091047	Telkn.nr.:
					Hannaf.		Teknað		Yfir:
					ÍÞ		IS/ARGHÞ		PSÞ
VERKFRÉDISTOFA SUBUNESJA					Sólvallagata 11				
Vísunbrétt 15, 230 Reykjanæsbæ					Reykjanæsbæ				
Sími: 4 200 100, Fax: 4 200 111					Grunnmýnd 1. hæðar				
Vefing: http://www.vss.is					Aftaóómynd				
Netfang: vs@vss.is					C				
Samþ. <i>[Signature]</i> H.1302/81.2009					Samræmingarhómróður				

Mótmæli breytingunni á húsnæði Sólvallagötu 11 í Reykjanesbæ

Mér list ekkert á þessa breytingu á húsnæði Sólvallagötu 11 sem verið er að ráðast í, með hækkun um hæð á húsnæði mun það skyggja á útsýni og sólarljós.

Breyting gistiheimili í íbúðir/ fjölbýlishús ; efast stórlega um að þetta húsnæði verði notað sem íbúðir þar sem það hefur verið notað sem gistiheimili í áraraðir (aukin umferð og ónæði) Mikill bílafloti er nú þegar á sólvallagötunni ekki verður þetta á bætandi og ég er ekki að sjá fram á að bílastæðin á lóð húsin dugi við þetta hús virðist ekki duga nú þegar (of margir íbúar á of litlu svæði við þetta hús og í nágrenninu enda þarf enga hraðahindrun á þessa götu, kyrrstæðu bílarnir sjá um það) Ólöf Guðrún Albertsdóttir. Íbúi Ásabraut 16 e.h

Subject: Objection to the Proposed Construction at Sólvallagata 11, Reykjanesbær

To whom it may concern,

I am writing to formally express my strong opposition to the proposed construction of six new apartments at Sólvallagata 11, Reykjanesbær. As a direct neighbor who shares a fence with this property, I am deeply concerned about the negative impact this development would have on the existing residents and infrastructure in our neighborhood.

While I understand the need for new housing, I believe that this particular project is excessive for the area and would introduce a number of serious issues, including:

1. **Parking congestion** – The existing parking situation is already challenging, with limited available spaces for current residents. The addition of six new apartments, likely housing multiple occupants each, would significantly increase the demand for parking, leading to overcrowding and potential disputes among neighbors.
2. **Strain on water supply** – The neighborhood's water supply infrastructure is designed for the existing population. A sudden increase in demand could lead to lower water pressure, disruptions, or even the need for costly infrastructure upgrades that may not be feasible in the short term.
3. **Overburdened sewage and canalization system** – The current sewage system was not built to accommodate such a significant increase in waste output. This raises concerns about potential blockages, unpleasant odors, and even health risks if the system becomes overloaded. The costs and disruptions associated with upgrading the system would affect all residents.
4. **Increased electricity consumption** – The addition of multiple households would put additional strain on the local electrical grid. This could lead to more frequent power outages or voltage drops, especially during peak usage times. Any necessary upgrades to the system could be expensive and disruptive.
5. **Pressure on schools and kindergartens** – The area's schools and kindergartens are already operating near capacity. More families moving in would result in overcrowding, making it harder for children to receive the attention and quality education they deserve. This could also lead to longer waiting lists for local kindergartens, causing difficulties for working parents.
6. **Loss of privacy** – The construction of new apartments in close proximity to existing homes would reduce the level of privacy that current residents enjoy. The positioning of

the new buildings could allow direct views into neighboring yards and homes, which is an invasion of personal space and comfort.

7. **Noise pollution and disruption** – Both the construction process and the long-term effects of increased population density would lead to a significantly noisier environment. Construction work could last for months or even years, causing daily disturbances. Once completed, the increased number of residents would lead to higher overall noise levels, particularly in shared outdoor spaces. Now that this project is being planned, there will be a great deal of noise, and my family is currently in a sensitive period as we are planning to grow our family. The additional stress from the noise and dust will be overwhelming and could negatively impact our well-being during this important time.
8. Furthermore, we purchased this apartment specifically because it has a yard, calm neighbors, and an environment conducive to family life. The planned construction would significantly disrupt our personal space and alter the peaceful atmosphere we currently enjoy. I do not want to be forced into erecting a high fence just to maintain a sense of privacy in my own home.
9. Damage to the character and image of Keflavík – Keflavík has long been a city known for its balance of residential houses and well-planned urban spaces. Allowing the construction of too many apartment buildings in such areas will slowly alter and destroy the city's image, turning it into a densely packed and overcrowded urban zone rather than a well-organized and livable community. This type of uncontrolled development could negatively affect property values and the overall appeal of the town.
10. Loss of air circulation and natural space – The construction of a large apartment building so close to existing houses would disrupt the natural flow of air, making the environment feel more closed-in and stagnant. Good air circulation is essential for comfort and well-being, and this development would significantly reduce it.
11. Obstructed views and loss of openness – Instead of an open sky and natural light, my view would be directly blocked by the new buildings. Opening my door or windows would no longer offer the space and visibility I currently enjoy but instead expose me to a concrete wall, making my home feel confined and overshadowed.
12. Given these concerns, I strongly urge you to reconsider the approval of this project. While development is important, it should not come at the cost of the well-being of current residents and the long-term image of Keflavík. I kindly request that you take into account the long-term consequences for the neighborhood.

Best regards,

Maja Stojchevska, DVM

Phone contact 7883183

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