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## Notice of initiation of a building plan

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The Pärnu Linnavalitsus publishes a notice pursuant to [paragraph 128\(7\) of the planning Law \(plans\)](#).

By order No 491 of the Pärnu Linnavalitsus 05.09.2016, the Pärnu Linnavalitsus announced the creation of a building plan for the Lubja tn 35b site in

. The planning area consists of 632 m<sup>2</sup> of land in the upper stretch of the river between the streets of lime, Voorimehe and Nurme. According to the register of buildings, the total area occupied by the building on the property is 139 m<sup>2</sup> (22%). The post-cadastral land use target on the land is 100% residential. The site is subject to the building plan of Lubja Street 37, established by order No 1140 of the Pärnu Municipal Government of 17.12.2004. The zoning plan provided for a plot of land with a floor area of 160 m<sup>2</sup> (25%). The street boundary of the limiter of the building area coincides with the mandatory construction line. A double-deck dwelling was planned for the building area. Access to the land was provided for on the underside of the building area, as a parking space on its own land

.The applicant would like to maintain a garage-cuvée built from the building area designated in the current zoning plan on the street side of the Lubja of the dwelling. According to the measurement project, the area under construction of the garage-cucumber is approximately 48 m<sup>2</sup>. The maintained height of the additions to the existing ground is about 3,0 m. the land use control function on the land is small dwelling land (EE), which remains unchanged. According to the general plan of the town of Pärnu, the area under construction of small dwellings is up to 30% for a plot of land between 600 and 900 m<sup>2</sup>. The total surface area of the dwelling and garage-cucumber built on the land of Lubja tn 35b shall not exceed 30% of the total surface area of the land, within the limits set by the overall plan. The building plan shall therefore be prepared in accordance with the existing master plan.

The task of drawing up the building plan is to identify the most suitable building area and building right for the land, to determine architectural and urban conditions and to determine the parking solution. The building plan shall be drawn up in accordance with the urban development plan of Pärnu.

There is no need for potential studies.

[http://amphora.lv.parnu.ee/AMPHORA\\_PUBLIC/index.aspx?itm=1394790](http://amphora.lv.parnu.ee/AMPHORA_PUBLIC/index.aspx?itm=1394790)

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