



CONSTRUCTION & DESIGN EXCELLENCE

Joycebuilding@gmail.com

(239) 677-3006

961 Maple Court

Marco Island, Florida 34145

License #: CBC1261040

LCC20160001891

April 5, 2021

Re: Conditional Use Petition for Larger Garage Door

Location: 1800 Honduras Avenue

Marco Island, FL 34145

To Whom It May Concern:

We are currently putting a home addition according to the provided plans and engineering. With this addition comes a larger garage door to accommodate a recreational vehicle. Based on the conditional use petition evaluation criteria on page 4 of the petition we have answered those questions below.

A. The garage will keep the recreational vehicle secured and out of public visibility as it is part of an addition that was designed to blend in with the existing house. It was also designed for easy in and out, not to disrupt traffic. It does not violate any of Collier County or Marco Island construction codes and was set to the back part of the house to cut down on public visibility

B. Egress: The recreational vehicle is being used as transportation from the homeowner's residence in Pennsylvania to Marco island. It will be used two times a year when they come down in October and when they return in to Pennsylvania. The recreational vehicle will pull directly in the garage upon arrival just like any other vehicle on the road and will depart the same way.

C. The garage is going to match the house in color and style and has zero impact on the surrounding neighborhood with the exception of increasing the value of the property which will enhance the value of the surrounding properties.

D. The site is a corner lot and the improvements still leave a vast amount of green space. There is a similar recreational vehicle garage that is four houses down from the subject property.

E. The property owner had a kidney transplant and the effect on his immune system does not allow him to travel in public circles. Due to his condition he also needs a bathroom to be readily available so the recreational vehicle is the only way for him to get to our Island.

Thank you,

Shawn Joyce
President
Joyce Building