

From: [Chad Goswick](#)
To: [AdministrativeServices](#)
Subject: 226 McKinley Ave., Cocoa Beach 32931 (Tax Account 2435779)
Date: Wednesday, November 12, 2025 4:23:00 PM
Attachments: [226 McKinley Ave. VRBO.pdf](#)
[226 McKinley Ave. Letter with Plan.pdf](#)
[226 McKinley Ave. BCPOA EV 12JAN2025.pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Brevard County Planning and Development,

I received a request for variance on existing structures for 226 McKinley Ave. There have been two new structures constructed on this property since January 2025. One is a type of storage building in the northwest corner of the property and the second, an extension to the back side of the detached garage. Both structures are new, each encroaches on property setbacks, and both have been built without permit. Additionally, the detached garage is currently being renovated without permit. According to the owner, the garage will include a bedroom, bathroom, living room, kitchen, laundry, entry and closet.

226 McKinley Ave. has been listed as a vacation rental property since summer of 2024, with five bedrooms, six beds, sleeping eight. With the additional detached garage converted to another home, the property will be capable of accommodating additional vacation renters with limited parking.

I would rather have full-time neighbors but understand the area we live in and I do not fault anyone for choosing to utilize their property as an investment. However, I do not support adding a new home and a storage building to the property, especially over setbacks.

Attached for consideration are the following documents:

*226 McKinley Ave. BCPOA EV 12Jan2025

*226 McKinley Ave. Letter with Plan

*226 McKinley Ave. VRBO

Thank you,

Chad Goswick

222 McKinley Ave.

Cocoa Beach, 32931

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Entire home

2 Blocks to Ocean! Launch Pad 226

5 bedrooms · 6 beds · 2 bathrooms · Sleeps 8 · 1500 sq ft

8.8 Excellent 3 reviews



Easy check-in
Top rated for hassle-free and efficient check-ins.



Garage parking available
Enjoy the convenience of garage parking - a rare offering in the area.



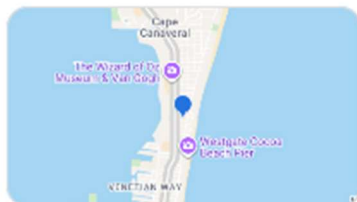
Discover nearby landmarks
Close to Cocoa Beach

About this property

- Garage parking available
- Washer
- Barbecue grill

- Kitchen
- Air conditioning
- Balcony

[See all about this property](#) >



Cocoa Beach, FL

- Cocoa Beach - 6 min walk
- Cocoa Beach Pier - 12 min walk
- Melbourne, FL (MLB-Orlando Melbourne Intl.) - 40 min drive

[See more](#) >

Non-refundable ⓘ

✓ Your dates are available

Start date
Nov 22

End date
Dec 6

Travelers
2 travelers

\$385

\$5,384 for 14 nights
✓ All fees included

[Price details](#)

[Begin booking](#)

You will not be charged yet



Premier Host

Pastermack Management Group

[Contact host](#)

Property # 3949572

Dear Neighbor,

I hope this letter finds you well. I am writing to inform you about a variance request that my husband and I are submitting to the local zoning board, and to kindly ask for your support.

As you may know, our current home at 226 McKinley Avenue has an existing building on the property. We wish to build out this structure to create a separate Accessory Dwelling Unit (ADU). This addition would allow us to visit our property when our family is in residence.

You may know a part the history of the house and I would like to bring you up to date on recent changes and a little bit of ancient history. Here is the ancient history first –

In 1968 my former husband, Dave Jackson, and I bought the house which originally had three bedrooms and a separate garage or summer house at the rear of the property. In about 1980 we added additional bedrooms across the west and rear sides to accommodate our family which had expanded to five daughters. In 1995 we divorced, and David retained ownership of the house in our settlement agreement. In the following years we both remarried and then in 2023 David passed away. His wife did not want to remain in the house alone. She sold the property to our daughter Rosemary Todd in early 2024.

Now for the current history, this August my husband Richard and I bought the house from Rosemary to bring the house into a family trust that will allow all of the daughters to enjoy the house they grew up in and to make it part of their shared inheritance. We are currently doing intermittent short-term rentals in the main house through a property management team to keep the house in use when the daughters are not able to visit. We want to make the rear building into a small one-bedroom apartment so the two of us have space for our visits to augment the five bedrooms in the house and give us a quieter grandparents quarter. The lot has always been zoned for multiple dwelling units and the configuration on the property will not change, just the use of the separate building as a living space with a small kitchen and bathroom.

Our proposed project requires variance approval because of the current zoning regulations for this type of usage of the existing building. We believe that this ADU would not only strengthen our family ties but also fit well within the character of our neighborhood. We are committed to ensuring that the design is aesthetically pleasing and consistent with the community's values. Our variance request is on the agenda for Brevard County Board of Adjustment meeting which will be held on Wednesday November 19, 2025, at 1:30 PM at the Commission Chambers, Building C, 1st Floor at 2725 Fran Jamieson Way, Melbourne, FL 32940

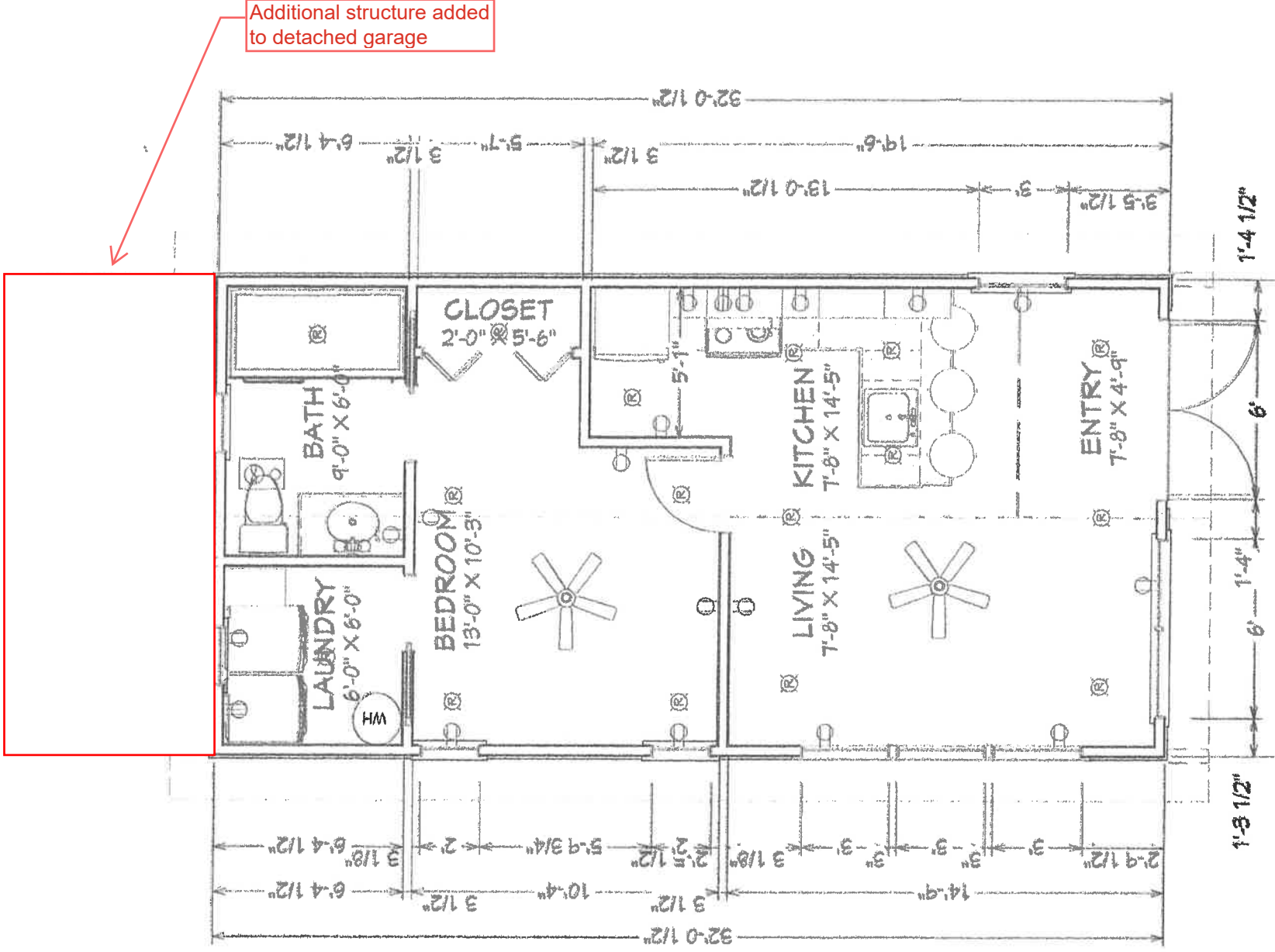
We understand that changes like this can raise questions, and we are happy to discuss the details with you or address any concerns you might have. Your support would be invaluable to us during the upcoming review process. If you are comfortable, we would be grateful if you could sign a letter of support or speak on our behalf at the public hearing on November 19th.

Thank you very much for considering our request. Please feel free to contact me at 850-398-2785 or rjbgreen2013@gmail.com if you would like more information or wish to discuss this further. We appreciate being your neighbors and hope to have your support as we work to keep our family close.

Sincerely,

Rita and Richard Green
2680 Rocky Point Rd.
Malabar, FL 32950
Rjbgreen2013@gmail.com
850-398-2785

From: john mckesson johnnyrotten1027@gmail.com
Subject: final floor plan
Date: May 19, 2025 at 1:02:43PM
To: Wes Green rvvgreen1@gmail.com



Name:

Address:

Email address:

Date:

Brevard County Board of Adjustment

Brevard County Commission Chambers, Building C 1st Floor

2725 Fran Jamieson Way, Melbourne, FL 32940

Subject: Support for Variance Request – Richard and Rita Green, 226 McKinley Ave, Cocoa Beach FL 32931

Dear Members of the Board of Adjustments,

I am writing to express my support for the variance application submitted by my neighbors, Richard and Rita Green, regarding the property located at 226 McKinley Avenue, Cocoa Beach 32931. The requested variance would allow modifications to the existing structure to create an additional dwelling unit.

As a resident of Avon by the Sea community, I believe this modification will benefit our community in several ways:

- **Enhancing Housing Options:** The addition of a dwelling unit will provide much needed housing flexibility, accommodating multi-generational families.
- **Maintaining Neighborhood Character:** The proposed changes are in keeping with the architectural style and scale of our neighborhood, ensuring that the character of our community is preserved.
- **Supporting Responsible Growth:** Allowing this variance encourages responsible development and makes efficient use of existing infrastructure, rather than promoting sprawl.

I have reviewed the plans and am confident that the Greens have taken care to address potential concerns such as parking, privacy, and aesthetics. I am not aware of any objections from other neighbors, and I believe this project will have a positive impact on our area.

Thank you for considering this request. I respectfully urge the Commission to approve the variance and support Richard and Rita Green, in their efforts to improve our community.

Sincerely,

Dear Property Owner:

ID# 25V00065

This courtesy notice is being sent to inform you that your property is within 200 feet of the following requests to be considered by the Board of Adjustment:

Richard W. and Rita B. Green (John McKesson) request five variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1372(5)(c)(1) to allow 0.3 ft. from the required 25 ft. front property line setback for an existing principal structure; 2.) Section 62-1372(5)(a) to allow 5 ft. from the required 5 ft. spacing, for an accessory structure, between any other structure on the same site; 3.) Section 62-1372(5)(a) to allow 4.8 ft. from the required 10 ft. side (west) setback for an existing accessory structure; 4.) Section 62-1372(5)(c)(3) to allow 2.5 ft. from the required 7.5 ft. side (west) setback for a proposed principal structure; and 5.) Section 62-1372(5)(d) to allow 5.1 ft. from the required 15 ft. spacing between all principal structures in an RU-2-10 (Medium-Density Multiple-Family Residential) zoning classification. (226 McKinley Ave, Cocoa) (Tax Account 2435779) (District 2)

A public hearing will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, First Floor, Commission Room, Viera, Florida, on **Wednesday, November 19, 2025, at 1:30 p.m.** You are invited to attend this public hearing to voice any comments you may have, you may write to the address shown on this notice, or you may email your comments to: administrativeservices@brevardfl.gov.

For more information, you may visit our internet site at brevardfl.legistar.com/Calendar.aspx, or you may call the Planning and Development Department at 321-633-2070. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this proceeding should contact the Planning and Development Department at 321-724-1230, no later than five business days prior to the public hearing.

Pursuant to the Florida Rules of Appellate Procedure, any person or persons jointly or severally aggrieved by any decision of the Board of Adjustment may, within 30 days after the date the order is signed, apply to a court of competent jurisdiction for appropriate relief.

226 McKinley Ave EV 12JAN2025



General location of two new structures since Jan 2025.
BCPOA Eagle View

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01/12/2025