

**STROUD TOWNSHIP**

1211 N 5th STREET STROUDSBURG, PA 18360  
Ph: (570) 421-3362 Fax: (570) 421-3240

**BUILDING CERTIFICATE OF USE AND OCCUPANCY**  
**C8-Other**

CO Issue Date: 6/8/2026  
Final Inspection: 6/4/2026

Permit No: 250144  
Issue Date: 3/2/2026

Construction Code: IBC 2018  
Sprinkler: N/A

Occupancy: B  
Construction:  
Occupant Ld:

Purpose: Commercial Commercial  
Descript: Change of Use- Bed & Breakfast  
In accordance with PA UCC, and IBC 2018 this permit is for change of use from SFD to Bed and Breakfast per approved plans. Compliance upgrades to meet 2018 IBC/IEBC requirements under PA UCC, including egress, fire protection, accessibility, plumbing fixture counts, and associated MEP modifications. Fire sprinkler system plans issued under Building Permit 250384.

Parcel ID: 17639300401420 Zone: R-1  
Account: 17.15.1.5  
Subdivision: STROUD TOWNSHIP  
Section:  
Lot:  
Address: 112 TAWNY FOX TRL  
EAST STROUDSBURG, PA 18301

Owner: POCONO LUXURY RETREATS LLC  
Address: 103 COLLEEN DRIVE  
BLAKESLEE, PA 18610  
Applicant: JOSEFS ALEXANDER  
Address: 504 HALLET ROAD  
EAST STROUDSBURG, PA 18301

THIS CERTIFICATE IS ISSUED PURSUANT TO THE CONSTRUCTION PERMIT LISTED ABOVE TO VERIFY THAT ALL WORK ADDRESSED IN THE PERMIT DOCUMENTATION HAS BEEN COMPLETED IN COMPLIANCE WITH UNIFORM CONSTRUCTION CODE AS AMENDED. THE RECIPIENT OF THE CERTIFICATE MAY NOT ADD, REMOVE OR ALTER ANY FEATURE OR ELEMENT WITHIN OR ON THE EXTERIOR OF THE BUILDING THAT HAS THE POTENTIAL TO ADVERSELY AFFECT THE ACCESSIBILITY TO AND THE USABILITY OF THE ELEMENTS AND FEATURES OF THE BUILDING WITHOUT FIRST CONSULTING THE STROUD TOWNSHIP BUILDING CODE OFFICIAL.

403.46(D) A BUILDING CODE OFFICIAL MAY SUSPEND OR REVOKE A CERTIFICATE OF OCCUPANCY WHEN THE CERTIFICATE WAS ISSUED IN ERROR, ON THE BASIS OF INCORRECT INFORMATION SUPPLIED BY THE PERMIT APPLICANT OR IN VIOLATION OF THE UNIFORM CONSTRUCTION CODE. BEFORE A CERTIFICATE OF OCCUPANCY IS REVOKED, A BUILDING OWNER MAY REQUEST A HEARING BEFORE THE BOARD OF APPEALS UNDER 403.122 (RELATING TO APPEALS, VARIANCES AND EXTENSIONS OF TIME).

Michael Manter, Zoning Officer, BCO