



## STROUD TOWNSHIP

1211 N 5th STREET STROUDSBURG, PA 18360

Ph: (570) 421-3362 Fax: (570) 421-3240

### ZONING OCCUPANCY PERMIT

### ZONING PERMIT

### C08-Change Use

Issue Date: 6/8/2026

Final Inspection: 6/4/2026

Permit No: 250419

Issue Date: 4/7/2026

Construction Code: IRC 2018

Occupancy and Design Load: B

Sprinkler: N/A

Purpose: Commercial Commercial

Descript: Bed & Breakfast

Comments: This permit authorizes the operation of a Bed and Breakfast (SIC 7011) as a principal permitted use on the above-described property, subject to the standards of § 27-503(8)(B) of the Stroud Township Zoning Ordinance and each condition stated below.

#### CONDITIONS OF APPROVAL

##### No Separate Commercial Venue

This permit authorizes use of the property solely as a Bed and Breakfast (SIC 7011) under § 27-503(8)(B). No other principal use may operate on the property without a separate zoning permit. The property shall not operate as a standalone event venue, banquet hall, commercial wedding facility, or assembly use open to the general public. Those uses are distinct land use activities under the Ordinance and are not authorized by this permit.

##### No Evidence of Gainful Activity

Except for one sign permitted under Part 9 of this Ordinance, there must be no external evidence of any gainful activity on the property. The use must maintain the external appearance of a residential dwelling. Changes to the exterior of the structure or property that create the appearance of a commercial operation require prior Zoning Officer review.

##### Occupancy Limitation

The total number of persons on the property at any one time, including overnight guests, day visitors, and employees, may not exceed the capacity approved by the Township Sewage Enforcement Officer (SEO) for this property's sewage system. Before this permit takes effect, the owner must provide the Zoning Officer with a written SEO capacity determination identifying the maximum number of persons the approved sewage system can serve. That document must be attached to this permit and kept on file with the Township.

##### Maximum Number of Guest Rooms

The B&B classification under SIC 7011 applies only to bed-and-breakfast inns with up to five guest bedrooms. The number of rooms approved under this permit is five. The owner may not rent or make available more guest rooms than the approved number without submitting a new application and receiving a new or amended zoning permit.

##### Off-Street Parking Compliance

All off-street parking must be provided on the subject lot in the number of spaces required by the Zoning Ordinance for the approved occupancy capacity. No required parking space may be located within any required setback, buffer yard, public right-of-way, or on an adjoining property. Parking must remain available and usable for the use authorized by this permit at all times the property is occupied. Required parking may not be repurposed, blocked, or removed.

##### Noise and Nuisance Control

All activities on the property, including outdoor amplified sound, must comply with the sound level limits established by § 27-604(B) of the Zoning Ordinance. Outdoor amplified sound that cannot satisfy the nighttime limits must cease by 9 p.m.

##### General Performance Standards

The use must comply at all times with the general performance standards of § 27-604, including restrictions on noise, vibration, outdoor storage, sewage and waste disposal, dust, odor, glare, heat, and electrical emissions.

##### Temporary Structures

No tent, stage, canopy, or other temporary structure with a footprint greater than 200 square feet may be erected on the property without a zoning permit or construction code permit, as applicable.

##### Landscape Plan

Before operations begin under this permit, the owner must submit a landscape plan to the Zoning Officer for review and approval. The landscape plan must satisfy the requirements of § 27-603 of the Zoning Ordinance. The use may not



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commence until the Zoning Officer has approved the landscape plan in writing

### No Expansion of Use

Any of the following constitutes an expansion or modification requiring submission of a new or amended zoning permit application and Zoning Officer approval before the change takes effect: increase in the approved number of guest rooms or overnight occupancy capacity; construction of any new principal or accessory structure; material alteration to the footprint, height, or use of any existing structure; increase in sewage system capacity or change in the method of sewage disposal; any change in the number of required parking spaces resulting from a change in use or capacity; commencement of any use that constitutes a land use activity separate from SIC 7011 as permitted under this permit.

### Sign Compliance

One sign identifying the Bed and Breakfast is permitted. That sign must comply with all applicable requirements of Part 9 of the Zoning Ordinance governing the applicable zoning district. No additional signs, banners, flags, or attention-attracting devices may be placed on the property without a sign permit issued under § 27-904.

### Enforcement

Failure to comply with any condition of this permit or any provision of the Zoning Ordinance applicable to this use constitutes a zoning violation. Continued noncompliance may result in civil enforcement proceedings, fines as provided by § 27-1115, and, where permitted by law and after notice and an opportunity to be heard, suspension or termination of this permit.

|              |                            |          |     |            |                            |
|--------------|----------------------------|----------|-----|------------|----------------------------|
| Parcel ID:   | 17639300401420             | Zone:    | R-1 | Owner:     | POCONO LUXURY RETREATS LLC |
| Account:     | 17.15.1.5                  |          |     | Address:   | 103 COLLEEN DRIVE          |
| Subdivision: | STROUD TOWNSHIP            |          |     |            | BLAKESLEE, PA 18610        |
| Section:     |                            | Block:   |     | Applicant: | ALEXANDER JOSEFS           |
| Lot:         |                            | Unit No: |     | Address:   | 2540 BATCHELDER ST APT 6 H |
| Address:     | 112 TAWNY FOX TRL          |          |     |            | BROOKLYN, NY 11235         |
|              | EAST STROUDSBURG, PA 18301 |          |     |            |                            |

A ZONING OCCUPANCY PERMIT indicates that so far as can be reasonably determined by a visual inspection of the premises and a review of stroud township records and ordinances, the premises meet requirements of the stroud township code and all applicable ordinances. Neither the municipality nor the Zoning Officer assumes any liability in the inspection or issuance of a Zoning Occupancy Permit and by the issuance of a Zoning Occupancy Permit does not guarantee or warrant the conditions of the premises inspected. The building owner or operator MAY NOT USE THE PROPERTY FOR ANYTHING OTHER THAN THE LISTED USE, OR FOR PURPOSES OTHER THAN THOSE SET FORTH IN THE OCCUPANCY PERMIT.

A Zoning Officer may SUSPEND OR REVOKE a Zoning Occupancy Permit when the permit was issued in error, on the basis of incorrect information supplied by the permit applicant or in violation of the Stroud Township Code of Ordinances. Before a Zoning Occupancy Permit is revoked, a building owner may request a hearing before the Stroud Township Zoning Hearing Board, as applicable.

Michael Manter, Zoning Officer, BCO