



1155 Ref Fox Road | East Stroudsburg | Pennsylvania 18301  
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**Application for Public Hearing**

Application is hereby made for action at a public hearing in conformity with requirements of the Smithfield Township Zoning Ordinance (#38) and any and all amendments thereto.

**Action Requested:**

- Variance     Special Exception     Interpretation     Challenge
- Change in Zoning District     Curative Amendment     Conditional Use
- Appeal of Zoning Officer's Decision    Other: \_\_\_\_\_

Name of Applicant: Shawnee Holding, LLC Phone: 570-213-5030

Address: 100 Shawnee Inn Drive, Shawnee on Del., PA 18356

Interest of Applicant: Conditional Use

Location of Property: 133 Worthington Avenue, Shawnee on Del., PA 18356

Zoning District of Property: R1 Tax ID: 16.4.1.45 Existing Use: \_\_\_\_\_

Details of Action Sought: Change the use of property to be part of the inventory of the Shawnee Inn.

Reasons for Action Sought: 133 Worthington's ability to be part of the resort inventory will assist in strengthening Shawnee Inn. We had sought to add to our inventory in Spring of 2023, but withdrew our application and as suggested, attempted to operate as a 30-day rental. This

The applicant does hereby agree that all the material submitted with this application shall be made part of the records of Smithfield Township and shall not be returned to said applicant, and also certifies and states that to the best of their knowledge and belief, all data, statements and information submitted on or with this application are true and correct.

[Signature] 1/24/24  
Signature of Applicant                      Date

\_\_\_\_\_  
Signature of Applicant                      Date

has not been successful. We believe this can be rented as part of the Inn and cause no disruption to the community.  
(over)

**Certification of Ownership and Acknowledgment of Application**

Commonwealth of Pennsylvania  
County of Monroe

On this, the 31<sup>st</sup> of JAN, 2024, before me, the undersigned officer, personally appeared Rob Hewell, who being duly sworn according to law deposes and says himself (is)(are) the owner(s) of the property described in this application and that said application was made with his full knowledge and/or direction and does hereby agree with said application and to the submission of the same as provided by law.

Shawnee Investment  
Property Owner

[Signature]  
Property Owner

My Commission Expires Feb 10, 2026

Cathy M. Conway  
Notary Public or Officer

Commonwealth of Pennsylvania - Notary Seal  
Cathy M. Conway, Notary Public  
Monroe County  
My commission expires February 10, 2026  
Commission number: 1221982  
Member: Pennsylvania Association of Notaries

**For Township Use Only**

Date Application Received: \_\_\_\_\_ Fee Received \$ \_\_\_\_\_ Check # \_\_\_\_\_  
Applicant Notification Date: \_\_\_\_\_ Publication Dates: \_\_\_\_\_ & \_\_\_\_\_  
Hearing Date: \_\_\_\_\_ Review by Twp. Planning Commission: \_\_\_\_\_

Signed: \_\_\_\_\_  
Township Zoning Officer Date

The property on Minisink, which was a concern of residents of the village, will not be used for this conditional use application.

## TENTATIVE SITE PLAN DEVELOPMENT

**Address:** 133 Worthington Avenue  
Shawnee on Delaware, PA. 18356

**Request From:** The Shawnee Inn and Golf Resort

There will be no development to the site. The property currently has three buildings, one has 3 bedrooms, living area, and a kitchen. There is a basement. There is a porch on the back and front of the home. The other building is a rental property, occupants rent for 31 days or more. It has two separate rental units with two bedrooms, a living area, and kitchen in each. There are storage areas below each rental unit with garage doors on either side.

Please see attached map for locations and buildings.

## STATEMENT OF PURPOSE

**Address:** 133 Worthington Avenue  
Shawnee on Delaware, PA. 18356

**Request From:** The Shawnee Inn and Golf Resort

This conditional use permit will allow the historic Shawnee Inn and Golf Resort to use the property at 133 Worthington Avenue, Shawnee on Delaware, Pennsylvania as a part of its Resort. The Resort use is allowable in the R1 zone by conditional use. This property is contiguous (across Worthington Street) from property that is owned by the Shawnee Inn and Golf Resort and already operated as a part of the Resort. It, along with other Shawnee Inn and Golf Resort properties in Shawnee on Delaware, have been operating as a Resort since before the zoning map was created.

The property at 133 Worthington Avenue and its buildings would be added to the inventory of the Shawnee Inn and Golf Resort facilities and used for guests for the number of nights they would like to stay at the resort. Alternatively, the property and its buildings may be used as employee housing, both in keeping with the Resort use as defined by Smithfield Township.

It will be available 365 days a year. Shawnee Investments is the current owner, and the property will be leased to Shawnee Inn and Golf Resort. There are no plans for future changes or changes in ownership.

## **REQUESTS FOR VARIANCES OR WAIVERS**

**Address:** 133 Worthington Avenue  
Shawnee on Delaware, PA. 18356

**Request From:** The Shawnee Inn and Golf Resort

No requests for variance or waivers. However, as the Resort use for this particular property is like the existing use of a single occupied home as it relates to traffic flow, it is requested that a waiver be granted on the need for any sort of traffic studies for this change in use. We also request waivers for any details related to a development plan, given that no development is planned on the property.

## **OTHER INFORMATION/DATA**

**Address:** 133 Worthington Avenue  
Shawnee on Delaware, PA. 18356

**Request From:** The Shawnee Inn and Golf Resort

We have attached a map showing that the 133 Worthington Avenue property is contiguous with resort property.

Please see attached map number 2. This map shows the Shawnee Inn and Golf Resort properties and their relationship to each other.



This land is owned by the resort and presently houses nightly guests. This includes parking area and garage units for storage and maintenance.

