



1155 Red Fox Road | East Stroudsburg | Pennsylvania 18301
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9/13/2024

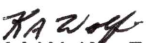
The Township of Smithfield
1155 Red Fox Rd
East Stroudsburg Pa. 18301

Re: Zoning Change

252 Twin Falls Rd
PIN # 1673220054153
Tx Id # 16.3.2.15

Too Whom it May Concern:

The above-said property is located in a R-C Zone with a Single-Family Dwelling. Changing the zoning on this property from the R-C to the ED Zone would be a violation of Smithfield Township's Zoning (chapter 27) Ordinance. 27-304 Prohibited Uses in Ed and M-1. Residential (including but not limited to single-family residential dwellings) of any type are prohibited in the ED and M-1 Districts, unless said residential uses are part of a major mixed-use development, mixed-use building, incentivized development option, or as a preexisting and nonconforming use. The owner changing the zoning on this property does not make the single-family dwelling a nonconforming use.


K A Wolfe, Zoning Officer
Smithfield Township, Monroe County