

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Pocono Township Zoning Hearing Board will hold a public hearing on **Tuesday, August 25, 2026 at 5:00 P.M.** in the public meeting room at the Pocono Township Municipal Building, 205 Old Mill Road, Tannersville, Pennsylvania 18372.

The hearing concerns the application of Pocono Prime Properties, LLC, the owner and applicant, regarding presently unimproved property located on Scotrun Avenue (Township Road T-628) at State Route 611, Scotrun, Pocono Township, Monroe County, Pennsylvania, identified as Parcel No. 12.6.1.24, and zoned C Commercial.

The applicant proposes to construct a two-family dwelling (duplex) on a pre-existing nonconforming lot of record. The applicant seeks variance relief from the Pocono Township Zoning Ordinance as follows:

1. Relief from § 470-24(A) (single nonconforming lots of record), to the extent that section limits a nonconforming single lot to a single-family dwelling, to permit a two-family dwelling.
2. Relief from § 470-20C(1)(a) and (b) (minimum lot area and lot width in the C Commercial District), where the district requires a minimum lot area of one acre and a minimum lot width of 100 feet, to permit development of the existing undersized lot.
3. Relief from § 470-20C(2)(a) (front yard in the C Commercial District), where the district requires a front yard depth of 75 feet, to permit front yard setbacks of approximately 35 feet and 50 feet, together with any related side or rear yard relief under § 470-20C(2)(b) and (c) shown on the submitted site plan.

The Zoning Hearing Board will hear testimony and receive evidence from the applicant and from other persons as permitted by law.

The complete application is available for public inspection at the Township office from 8:00 a.m. to 4:30 p.m., and copies may be obtained at the cost of reproduction. The hearing is open to the public. Please contact the Township at (570) 629-1922 at least one day in advance if special accommodations are required.

WEITZMANN, WEITZMANN & HUFFMAN, LLC

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