

Zoning claims Middle Smithfield house is illegally used for boarding

By David Pierce
Pocono Record Writer
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Loud music, fireworks and fistfights are among activities at an illegal boarding house at Country Club of the Poconos, Middle Smithfield Township Zoning Officer Shawn McGlynn contends.

The owner — Oval Management of PA, LLC — has appealed McGlynn's May 21 cease- and-desist order, the subject of hearing at 4:30 p.m. today before the township Zoning Hearing Board.

McGlynn cited Oval Management for converting the single-family home to a boarding house without first obtaining a zoning permit.

"The property is being used as a rental, which periodically exceeds the maximum permitted number of unrelated persons for a standard dwelling unit," he wrote in his enforcement notice.

Boarding houses are prohibited in a planned residential development district, where Country Club of the Poconos is located, he added.

McGlynn said operation of the boarding house is a nuisance that interferes with neighbors' "reasonable use and enjoyment" of nearby properties.

"The zoning office has received numerous complaints that boarders/tenants play loud music at all hours, engage in fistfights, discard trash on the ground, shoot off fireworks even during times of high fire risk, etc.," he added.

McGlynn gave Oval Management 30 days to cease operating a boarding house or face fines up to \$500 per day.

Oval Management, through manager Oleg Gorshkov, appealed the order and asked for a hearing.

"I do not believe there is any violation of zoning ordinance," Gorshkov wrote as his reason for the appeal.

Oval Management of Pa. has a Brooklyn, New York, mailing address.

The 5,800-square-foot Majestic Court home is listed for sale for \$235,000, according to local real estate postings. The four-level home has six bedrooms and four full baths.