

The proposed repositioning will eliminate visibility from the street, and also bring the east side yard setback into compliance with the 2-foot side-yard zoning requirements. The shed's rear setback to reflect setback table as identified on the Internet with a "zero rear-yard setback" requirement is **SUBJECT TO ZBA approval**.

Applicant also proposes to renovate the existing shed in the repositioned location so as to be in compliance with Ocean Grove Historic Architectural Design Guidelines. Proposal to utilize 4-inch; smooth-finish clapboard with corner boards and Victorian era casing and trim is **CONFORMING**.

Applicant proposes to replace the single large, shed door with a pair of new, smaller, 2-foot wide doors to accommodate shed access in the shed's relocated position is **CONFORMING**

Proposed shed remediation addresses previously cited issues of architectural aesthetic, visibility from the street, sense of door scale, and more appropriate site at the rear of the lot is **CONFORMING**.

Applicant must request a variance from ZBA for the noted nonconforming rear yard setback, based upon the hardship of a limited rear yard space and the erroneous Bulk Zoning Table posted on the Web. SUBJECT TO ZBA approval.

**Applicant has other outstanding items in need of remediation (front yard patio, side yard setbacks, lamppost, etc.)
Applicant is advised to submit HPC applications for remediation prior to going back to ZBA for relief. PENDING**

Determination:

Upon review of the application, the Application Review Team finds the proposal, as outlined in your application, demonstrates compliance with the Ocean Grove Historic District Architectural Guidelines for Residential or Commercial Structures, and the HPC Chairperson hereby authorizes the HPC Administrative Officer to sign a Certificate of Appropriateness for the work described above.

Signed by: 
Tracey James, Administrative Officer to the HPC

Date: 1 6 23

IMPORTANT INFORMATION:

Any deviation from the approved plan will render this Certificate of Appropriateness null and void. All changes must be approved by the Commission which may require the applicant to submit a new application clearly documenting the changes.

Please contact the Neptune Construction Office to inquire if any additional approvals or permits are required prior to beginning your project. Certificates of appropriateness are valid for two (2) years from the date of issuance to apply for any required building permits or approvals.

In accordance with Ordinance No. 16-32 Any person, firm or corporation that shall violate any provisions of this Ordinance shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be fined such sum not exceeding \$2,000.00 as such court in its discretion may impose; or if the parties so convicted be a natural person, such person may be imprisoned for such term not exceeding 90 days as such court in its discretion may impose, or appear at community service not exceeding 90 days or any combination thereof as such court in its discretion may impose. Each day that such violation exists shall constitute a separate offense.

CC: Kristie Dickert, ZBA