

(B) Any interested person or [a person's] representative OF AN INTERESTED PERSON [is entitled to] MAY appear and be heard at any public hearing conducted by [the] A HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION commission.

8.12. Certificate of approval, modification or rejection of application and plans.

(A) [The] A HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION commission [shall file] SHALL:

(1) FILE with the building inspector [by whatever name known] of the [county or municipal corporation] LOCAL JURISDICTION a certificate of [its] THE COMMISSION'S approval, modification, or rejection of [all applications and plans] ANY APPLICATION OR PLAN submitted to [it] THE COMMISSION for [review] REVIEW; OR

(2) IF THERE IS NO BUILDING INSPECTOR IN THE COUNTY OR MUNICIPAL CORPORATION, ISSUE TO THE OWNER, LESSEE, OR TENANT OF THE PROPERTY AND PREMISES THAT IS THE SUBJECT OF THE APPLICATION OR PLAN A CERTIFICATE OF THE COMMISSION'S APPROVAL, MODIFICATION, OR REJECTION.

(B) [Work shall not be commenced on any such] AN APPLICANT MAY NOT BEGIN WORK ON ANY project SUBMITTED FOR REVIEW BY A HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION COMMISSION, until [such a] THE COMMISSION HAS FILED THE certificate of approval [has been filed, and the] WITH THE BUILDING INSPECTOR.

(C) THE building inspector [shall] MAY not issue a building permit for [such] A change or construction SUBMITTED FOR REVIEW BY A HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION COMMISSION [unless and until he] UNTIL THE BUILDING INSPECTOR has received [such a] THE certificate of approval.

(D) If there is no building inspector in the [county or municipal corporation] LOCAL JURISDICTION, the owner, lessee, or tenant of the property and premises [shall] MAY not commence the proposed work or change until [and unless he or it has received such] THE HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION COMMISSION HAS ISSUED TO THE OWNER, LESSEE, OR TENANT a certificate of approval [from the commission].

(E) [The failure of the commission] IF A HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION COMMISSION FAILS to act [upon] ON a completed application within [forty-five (45) days from] 45 DAYS AFTER the date THAT the completed application was [filed shall be deemed to constitute automatic approval of] FILED, the [proposed changes] APPLICATION SHALL BE CONSIDERED APPROVED [unless an] UNLESS:

(1) [extension of this forty-five day period is agreed upon mutually by the applicant and the commission or the] THE APPLICANT AND THE COMMISSION AGREE TO AN EXTENSION OF THE 45-DAY PERIOD; OR

(2) THE application [has been] IS withdrawn.