**10 Briggs Ave, Newburyport MA 01950**

Written Memo addressing Special Permit for Non-Conformities.

1. The existing use of the land is a single-family residence, the proposed use is also a single-family residence.
2. The existing property does not conform to the front yard set-back. The current home sits 20.4 feet from the property line and roughly 31 feet from the street. All other set-backs are conforming.
3. The proposed extension does reduce the front yard set back to the street. Current set back is 20.4 feet along Briggs Ave, proposed cantilevered second floor will be set 18.4 feet.
4. The proposed set back at 18.4 feet still falls at the average of the neighborhood (see included neighborhood plot plan). Thus, not being detrimental to the neighborhood. The upward extension does increase the size of the property, but still roughly at same height as 11 Briggs Ave. The neighboring home (see included image) Is taller than our proposed addition. Thus, not creating any detrimental height to the neighborhood.