

TOWN OF MILTON – BOARD OF APPEALS APPLICATION

(Phone) 617-898-4924

(Hours) 8:00AM-5:00PM (Monday-Thursday) 8:00AM-1:30PM (Friday)

File Plans & Denial Letter with This Application in Triplicate.

All Application's must be signed.

\$100.00 APPLICATION FEE

Date: December 29, 2025

Address of Property: 17 Christopher Drive

Section: 6 Block: 41 Lot: 17 District Zoned for: Res. C

Type of Structure: Existing/Proposed Carport

Owner's Name: Ryan Longjiao Nguyen & Tracy U. Nguyen, Trustees

Owner's Phone Number: 617-792-9986

Owner's Email Address: tracyunguyen1213@gmail.com

Owner's Address: 17 Christopher Drive

Has a Building Permit Application been filed: Yes No

Has any previous appeals been made: Yes No

If answered Yes, provide Case Number:

Section of By-Law for which relief is requested:

275-10, 3, B - Side Yards

Reasons for Requesting Relief: Applicant's erected carport for their RV

w/o building permit + too close to Side Lot line. Request is
for variance to allow carport to remain but with reduced
height and length, and to add a fence along lot line.

Attorney's Signature:

Marion V. Mc Cetttrick

Attorney's Email Address: mmccetttrick@gmail.com

Signature of Applicant:

(For office use only)

Case Number:

Date Received:

01-06-2026

2899



TOWN OF MILTON
INSPECTIONAL SERVICES
525 CANTON AVENUE
MILTON, MA 02186
Telephone: 617-898-4925

Michael White
Building Commissioner

11/12/2025

Jay W. Beaulieu
Local Inspector

NGUYEN RYAN LONGGIA & TRACY U NGUYEN TRUSTEES
17 CHRISTOPHER DR
MILTON, MA 02186

Walter White
Local Inspector

Re: Carport

Barry T. Ringler
Local Inspector

To whom it may concern,

Domenic Franceschelli
Wire Inspector

On November 12th, 2025 I inspected your property at 508 Blue Hill Ave, following up on a complaint we received from a neighbor.

Mark Kelly
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

When I conducted my inspection, I found that the carport was built without any permit issued by the Town of Milton.

Any structure over 200 sq/ft, a permit is required.

Eric Pilsmaker
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

This is also in violation with § 275-10.3. B – Side Yards in the Zoning Bylaws of the Town of Milton.

Markelian Berdufi
Code Enforcement

"No building of accessory use shall be erected or maintained within 10 feet of a side lot line in a Residence AA or A district or a Residence B district nor within 8 feet of a side line in a Residence C district."

Katina Goodridge
Sr. Administrative
Clerk

You will be given 30 days to take down the structure. Failure to comply to this letter may cause this office to seek remedy through the courts.

William Donnelly
Sr. Administrative
ZBA Clerk

Please contact the office at 617-898-4925 if you have any questions or concerns.

Thanks,

Markelian Berdufi

Markelian Berdufi

Marion V. McEttrick

Attorney at Law
10 Crown Street
Milton, MA 02186
617-696-5569
Fax 617-696-0552
Cell 781-308-7912
mmcettrick@gmail.com

December 29, 2025

Milton Board of Appeals
525 Canton Avenue
Milton, MA 02186

RE: 17 Christopher Drive Board of Appeals Application

Dear Members of the Board of Appeals:

I represent Ryan and Tracy Nguyen, Trustees of the 17 Christopher Drive Trust, the applicants and the owners of property at 17 Christopher Drive in a Residence C District. The applicants had constructed a carport at the end of their driveway without a building permit at a side setback of 1.5' and a rear setback of 3.7' rather than the required side and rear setback for an accessory building in a C District of 8', Sections 275-10.3.B - Side Yards and 275-10.3.C - Rear Yards.

A neighbor complained and the Building Department issued a violation notice on November 12, 2025 for a structure built without a permit and in violation of setback requirements. The carport which is assembled of manufactured components is constructed on a concrete pad and is 12.9' wide by 35' long and is 14' in height.

The applicants are proposing to reduce the size of the structure to 12' wide, 27' long and with a height to peak of roof of 11' 6 inches and to erect a fence along the nonconforming side lot line setback that is 6' tall, but effectively 7' because of the elevation along that line. With these changes they are requesting that the Board of Appeals approve a variance to allow the structure, at the reduced size, to remain.

The purpose of the carport is to provide a garage for the applicants' recently purchased RV. A family member is experiencing a very serious illness and the purpose of the RV is for the applicants to be able to spend more time together with their family, including their 12 and 13 year-old children, on trips. The RV has a rubber top which requires protection to stay in good condition. The location at the end of the driveway is further away from the immediate

neighbor's home than the location previously used to park the RV, between the applicants' home and the neighbor's home.

With this application the applicants are submitting the following plans and documents: 1) a copy of their violation notice; 2) an application form; 3) a certified existing conditions plot plan by EGH Engineering dated October 14, 2025; 4) the plot plan with a sketch showing the previous RV parking location; 5) carport specifications by American Carport Pros, LLC dated June 2, 2025; 6) proposed fence specifications; 7) a copy of the applicants' 2017 Deed; 8) a copy of a 1957 Plan and Profile of Christopher Drive recorded as Plan NO. 119 in Plan Book 206 at the Norfolk County Registry of Deeds; 9) a GIS Plan; 10) an assessors record; and 11) letters of support from neighbors at 29 Christopher Drive, 11 Christopher Drive and 35 Christopher Drive.

The criteria for issuance of a variance by the Board of Appeals are unique conditions; hardship; and that the desired relief may be granted without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Bylaw.

The dimensions of the applicants' RV are 25' long, 10' wide and 11' tall. With the proposed changes the carport will still enclose the RV but be a greater distance from the home of the closest neighbor on that side of the lot. The nonconforming rear and side setbacks will remain and the applicants are requesting relief to maintain those setbacks. The reduced structure will be less visible to the neighbor who is closest to the structure. The visible height on that side will be 4.6' of which 1.84 feet will be from the height of the sides to the peak of the roof. The remaining visible portion of the side wall will be 2 feet; the walls without the 1.76' height to the peak of the roof will be 9.24' high. The side length of the carport will be further away from the neighboring house on that side.

The only other possible location for the van, without the carport shielding the view of the vehicle, is where it was previously parked next to the applicants' house. That location is closer to the closest neighbor's residence than the proposed location.

The applicants are experiencing significant hardship because of one parent's medical condition. The RV and the cover required to protect it will make it possible for this family to enjoy the time they have, together. This proposal does have the support of several neighbors and the applicants are continuing to work with their closest neighbor to see if these changes will allay their concerns.

The applicants appreciate consideration of their proposal by the Board of Appeals and look forward to discussing this in more detail when a public hearing is scheduled.

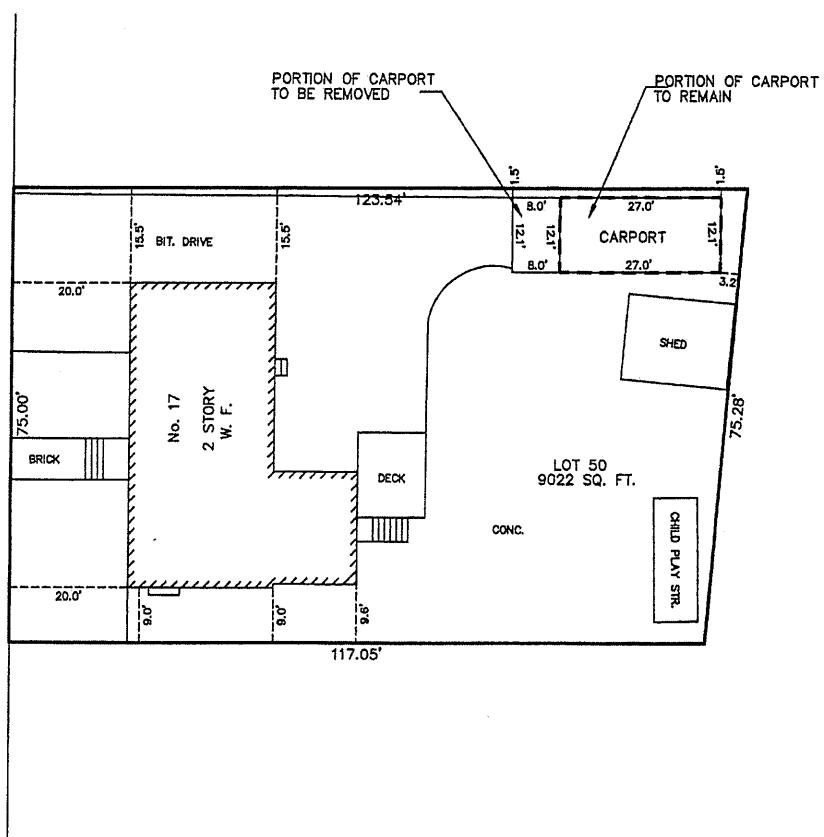
Sincerely,

Marion McEttrick

Marion V. McEttrick

Enc.

CHRISTOPHER DRIVE



PROPOSED CONDITIONS
PLOT PLAN

17 CHRISTOPHER DRIVE

MILTON, MASS.

SCALE : 1" = 20'

OCTOBER 14, 2025

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (617)686-5057

GRAPHIC SCALE





**AMERICAN
CARPORT PROS**

**STRUCTURAL DESIGN
HIGH SNOW PACKAGE
FULLY OPEN (CARPORT) BUILDING**

**MAXIMUM 30'- 0" WIDE X 16'- 0" HEIGHT-
BOX EAVE FRAME AND BOW FRAME**

**2 June 2025
Revision 0
M&A Project No. 25078S**

Prepared for:

**American Carport Pros, LLC
101 Main Street
East Hampton, CT 06424**

Prepared by:

Moore and Associates Engineering and Consulting, Inc.

**1009 East Avenue
North Augusta, SC 29841**

**401 S. Main Street, Suite 200
Mount Airy, NC 27030**

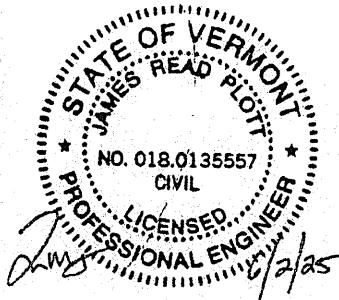
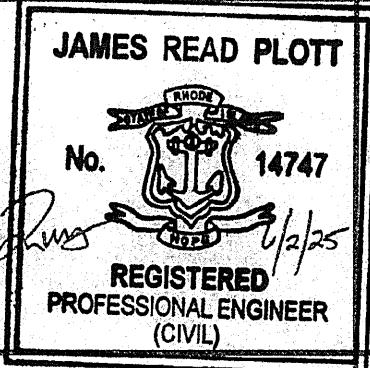
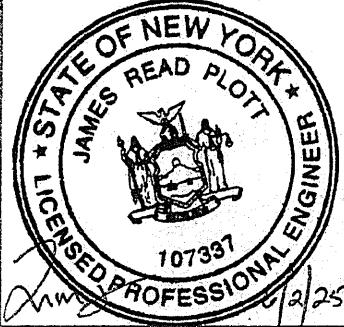
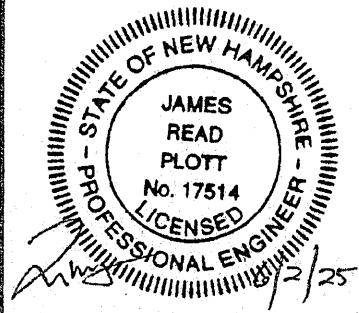
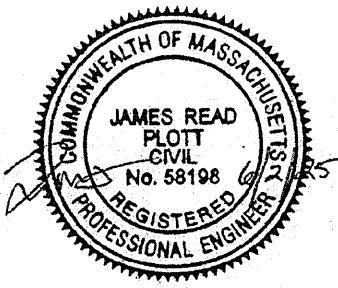
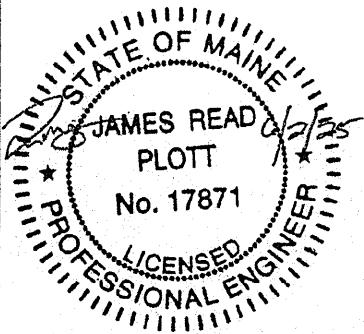
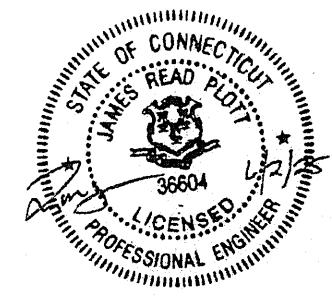


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Validity Notice

**Plans Expiration Date: 2 June 2027
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DRAWN BY: LT	AMERICAN CARPORT PROS, LLC 101 MAIN STREET EAST HAMPTON, CT 06424		
CHECKED BY: AM	30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE		
PROJECT MGR: JRP	DATE: 6-2-25	SCALE: NTS	JOB NO: 25078S
CLIENT: AMERICAN CARPORT PROS	SHT. 1	DWG. NO: SK-1	REV. 0

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CHECKED BY: AM

PROJECT MGR: JRP

CLIENT: AMERICAN
CARPORT PROS

AMERICAN CARPORT PROS, LLC

101 MAIN STREET

EAST HAMPTON, CT 06424

30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE

DATE: 6-2-25

SCALE: NTS

JOB NO: 25078S

SHT. 2

DWG. NO: SK-1

REV. 0

INSTALLATION NOTES AND SPECIFICATIONS

1. DESIGN IS FOR MAXIMUM 30'-0" WIDE x 16'-0" EAVE HEIGHT FULLY OPEN (CARPORT) STRUCTURES.
2. DESIGN WAS DONE IN ACCORDANCE WITH ALL THE APPLICABLE BUILDING CODES LISTED ON SHEET 3A.
3. DESIGN LOADS ARE AS FOLLOWS:
 - A) ROOF DEAD LOADS:

SELF-WEIGHT	= 1.5 PSF
MEP	= 0 PSF
COLLATERAL	= 0 PSF
 - B) ROOF LIVE LOAD = 12 PSF
 - C) FLOOR LIVE LOAD = 100 PSF (4" CONCRETE SLAB/FOOTING)
 - D) GROUND SNOW LOAD = 70 PSF
 - E) FLAT ROOF SNOW LOAD = 56 PSF

NOTE: UNBALANCED LOADING DUE TO SNOW DRIFT/SLIDING FROM AN ADJACENT TALLER STRUCTURE HAS NOT BEEN EVALUATED. DROP-DOWN LEAN-TO'S (THOSE CAUSING A HEIGHT DIFFERENTIAL FROM THE MAIN STRUCTURE) SHALL BE LIMITED TO GROUND SNOW LOADS \leq 50 PSF DUE TO ADDITIONAL SNOW DRIFT LOADING.
4. 3-SECOND GUST WIND SPEED = \leq 125 MPH (NOMINAL WIND SPEED = 97 MPH).
5. MAXIMUM RAFTER/POST AND END POST SPACING = 4.0 FEET (UNLESS NOTED OTHERWISE).
6. END WALL COLUMNS ARE EQUIVALENT TO SIDE WALL COLUMNS IN SIZE AND SPACING (UNLESS NOTED OTHERWISE).
7. RISK CATEGORY I (NOT FOR HUMAN OCCUPANCY).
8. WIND EXPOSURE CATEGORY B.
9. STRUCTURAL ANALYSIS/DESIGN IS BASED ON TS MEETING THE REQUIREMENTS OF ASTM A653 GRADE 50 TYPE SS WITH MINIMUM YIELD STRENGTH (Fy) OF 50 KSI AND GALVANIZING MEETING THE MINIMUM REQUIREMENTS OF G60.
10. USE E70 ELECTRODES FOR WELDED CONNECTIONS. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF AWS D1.3.
11. SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/4" x 2 1/4" - 12 GAUGE TUBE STEEL (TS) FRAMING MEMBERS (UNLESS NOTED OTHERWISE).
12. CONNECTOR SLEEVES ARE MINIMUM 6' LONG TS 2" x 2" - 14 GAUGE FRAMING MEMBERS (UNLESS NOTED OTHERWISE).
13. AVERAGE PANEL FASTENER SPACING = 9" O.C. (MAX.).
14. FASTENERS CONSIST OF #12-14x3/4" SELF-DRILLING FASTENER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS. SPECIFICATIONS APPLICABLE ONLY FOR ROOF SLOPES 3:12 OR LESS. ROOF SLOPES LESS THAN 3:12 REQUIRE THE USE OF LAP JOINT SEALANT.
15. ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL AT OR WITHIN 6' OF EACH RAFTER COLUMN.
16. CONTRACTOR TO PROVIDE ADEQUATE BRACING FOR STRUCTURE SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR A COMPLETED CONDITION ONLY AND, THEREFORE, REQUIRE ADDITIONAL SUPPORT TO MAINTAIN STABILITY BEFORE COMPLETION.
17. WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:
 SOIL SITE CLASS = D
 RISK CATEGORY I
 $R = 3.25$ $I_E = 1.0$
 $S_{D5} = 2.625$ g $V = C_S W$
 $S_{D1} = 2.13$ g
18. ANALYSIS/DESIGN OF THIS STRUCTURE WAS BASED ON THE LOADS, BUILDING CODE, AND STRUCTURAL GEOMETRY NOTED HEREIN. NO CHANGES SHALL BE MADE TO THE STRUCTURE WITHOUT EXPRESS WRITTEN PERMISSION FROM THE DESIGN ENGINEER. ANY CHANGES IN THE USE OR GEOMETRY OF THE STRUCTURE IN ANY MANNER IS A VIOLATION OF THE BUILDING CODE AND NEGATES ANY LIABILITY ON THE PART OF MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.
19. WHEN USING GENERIC MASTER DESIGNS TO OBTAIN BUILDING PERMIT, IT MUST BE ACCCOMPANIED BY SUFFICIENT ADDITIONAL INFORMATION TO INDICATE THE LOCATION, NATURE, AND EXTEND OF THE CONSTRUCTION AND SHOW IN DETAIL THAT IT WILL CONFORM TO ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS.
20. WHEN APPLYING FOR BUILDING PERMIT, THE BUILDING OFFICIAL MUST BE CONSULTED TO VERIFY WHETHER THE USE OF THE MASTER DESIGN IS ADEQUATE OR IF A SITE-SPECIFIC DESIGN IS REQUIRED FOR OBTAINING A BUILDING PERMIT. GENERIC MASTER DESIGNS CAN NOT BE USED WHERE A SITE-SPECIFIC DESIGN IS REQUIRED.
21. ANY VARIATION FROM THE ANALYSIS/DESIGN PARAMETERS OF THE MASTER DESIGN REQUIRES THE DEVELOPMENT OF A SITE-SPECIFIC DESIGN.

Validity Notice

Plans Expiration Date:

2 June 2027

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CHECKED BY: AM			
PROJECT MGR: JRP	DATE: 6-2-25	SCALE: NTS	JOB NO: 25078S
CLIENT: AMERICAN CARPORT PROS	SHT. 3	DWG. NO: SK-1	REV. 0

LIST OF APPLICABLE BUILDING CODES

2021 INTERNATIONAL BUILDING CODE (IBC 2021)

2018 INTERNATIONAL BUILDING CODE (IBC 2018)

2015 INTERNATIONAL BUILDING CODE (IBC 2015)

2021 IBC PORTION OF THE 2022 CT STATE BUILDING CODE
(ADOPTS THE IBC 2021 WITH AMENDMENTS)

MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC)
(ADOPTS THE IBC 2021 WITH AMENDMENTS)
(IBC 2015, IBC 2021 (DEPENDENT UPON LOCAL JURISDICTION))

MASSACHUSETTS STATE BUILDING CODE, 10TH ED., BASE VOLUME
(ADOPTS THE IBC 2021 WITH AMENDMENTS)

BUILDING CODE OF THE STATE OF NEW HAMPSHIRE
(ADOPTS THE IBC 2021 WITH AMENDMENTS)

NEW YORK STATE BUILDING CODE 2020
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

SBC-1-2021, THE RHODE ISLAND STATE BUILDING CODE
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

VERMONT BUILDING CODE 2015
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

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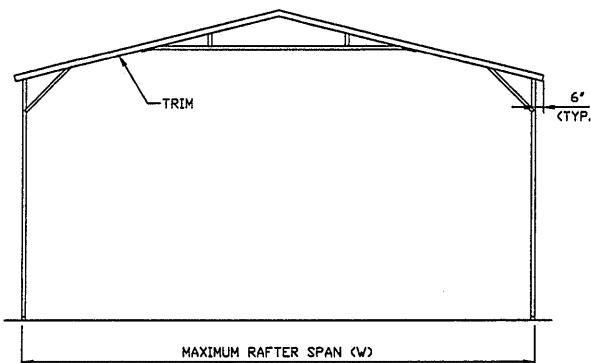
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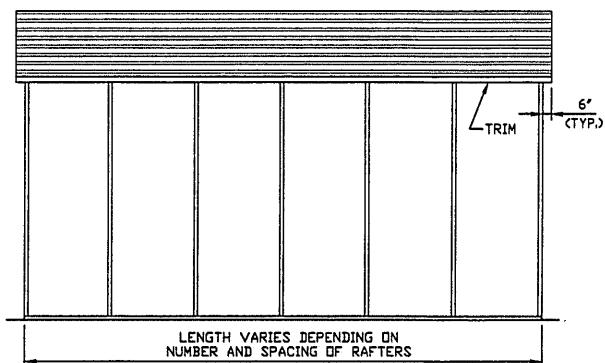
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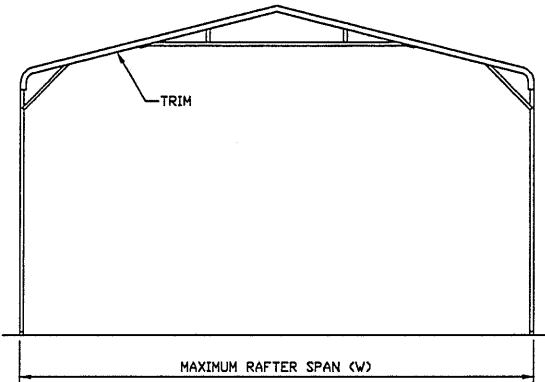
TYPICAL END AND SIDE ELEVATIONS



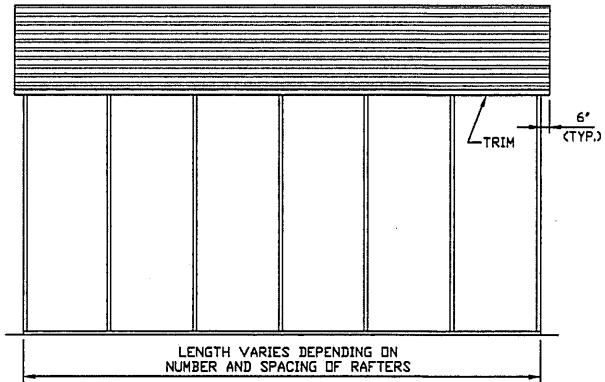
TYPICAL END ELEVATION
SCALE: NTS



TYPICAL SIDE ELEVATION
SCALE: NTS
NOTE: HORIZONTAL ROOF PANELING ONLY APPLICABLE FOR \leq 45 PSF GROUND SNOW LOAD.



TYPICAL END ELEVATION
SCALE: NTS



TYPICAL SIDE ELEVATION
SCALE: NTS
NOTE: HORIZONTAL ROOF PANELING ONLY APPLICABLE FOR \leq 45 PSF GROUND SNOW LOAD.

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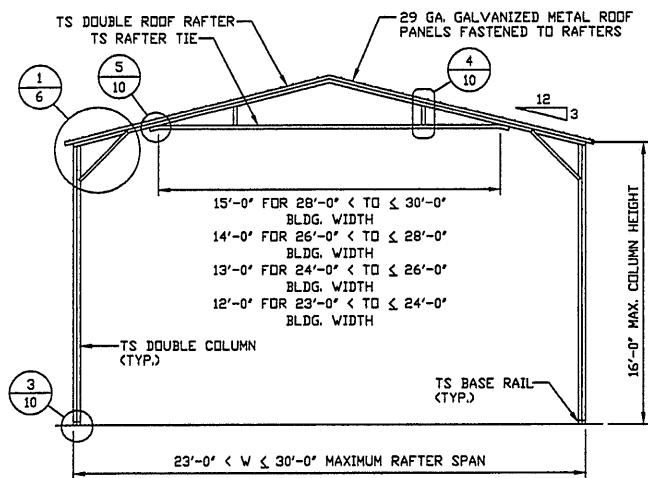
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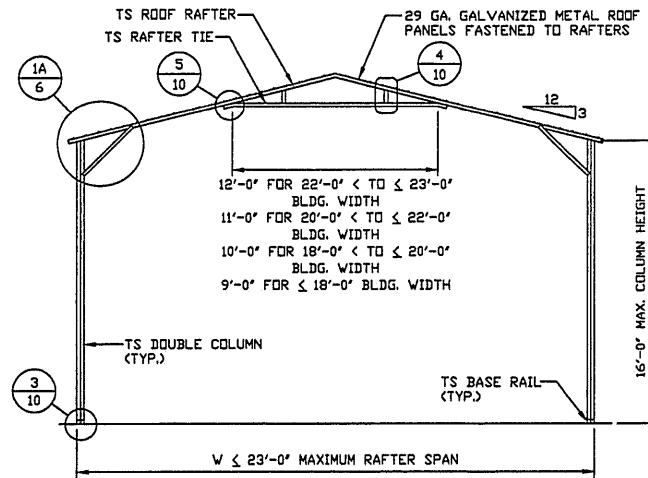
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TYPICAL RAFTER/COLUMN AND SIDE FRAMING SECTIONS (BOX EAVE RAFTER)



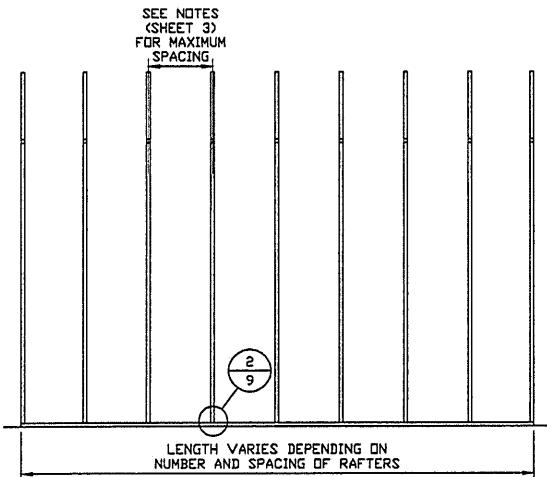
TYPICAL RAFTER/COLUMN FRAME SECTION

SCALE: NTS
* NOTE: SINGLE RAFTER CAN BE USED FOR <= 39 PSF GROUND SNOW LOAD.



TYPICAL RAFTER/COLUMN FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION

SCALE: NTS

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Plans Expiration Date:

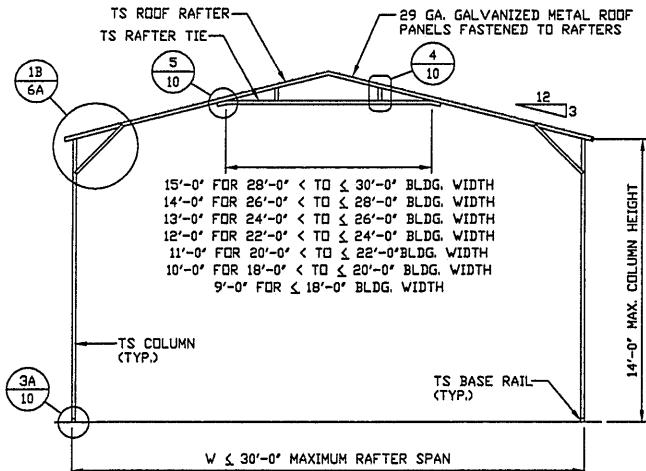
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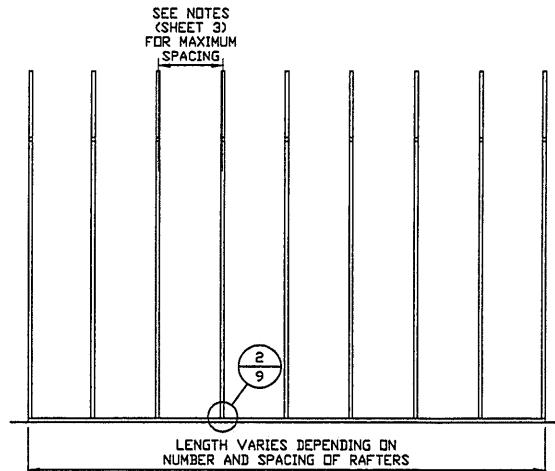
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**TYPICAL RAFTER/COLUMN AND SIDE FRAMING SECTIONS FOR
≤ 35 PSF GROUND SNOW LOAD (BOX EAVE RAFTER)**



TYPICAL RAFTER/COLUMN FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

Validity Notice

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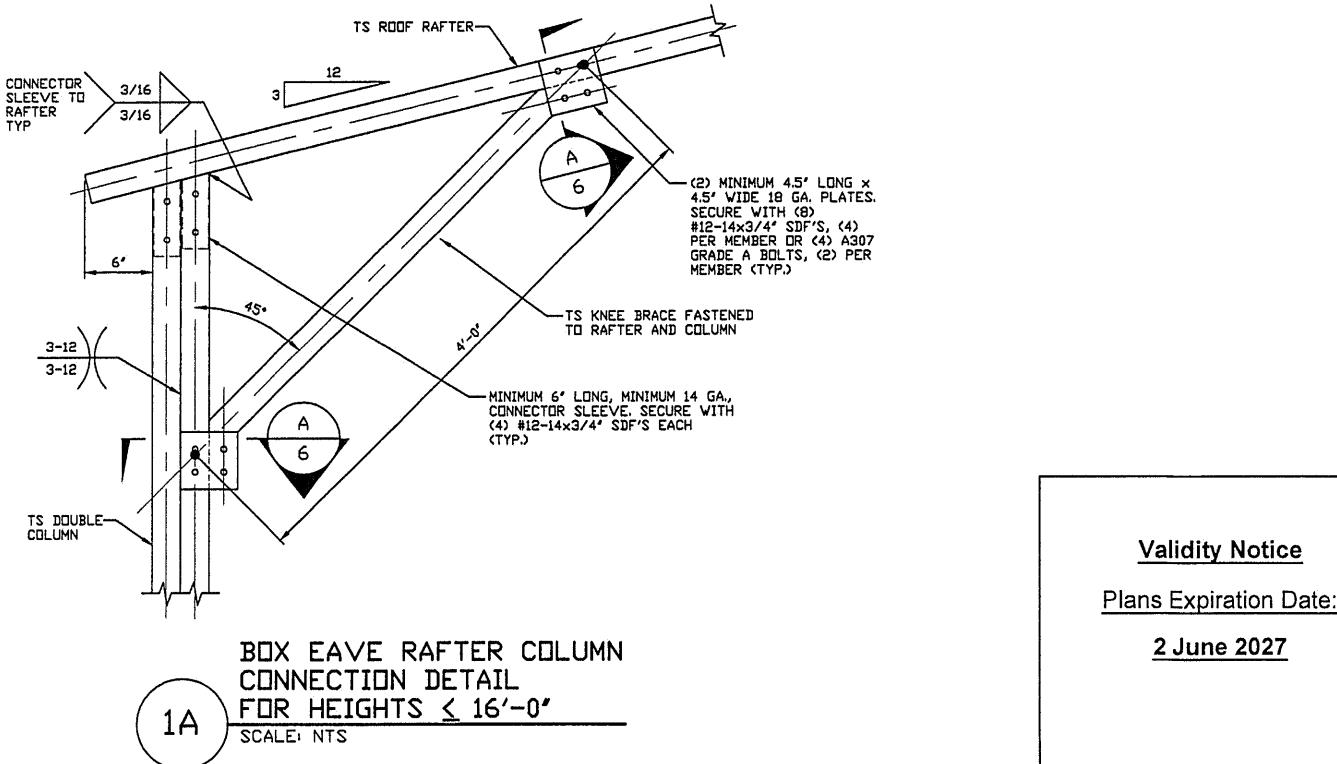
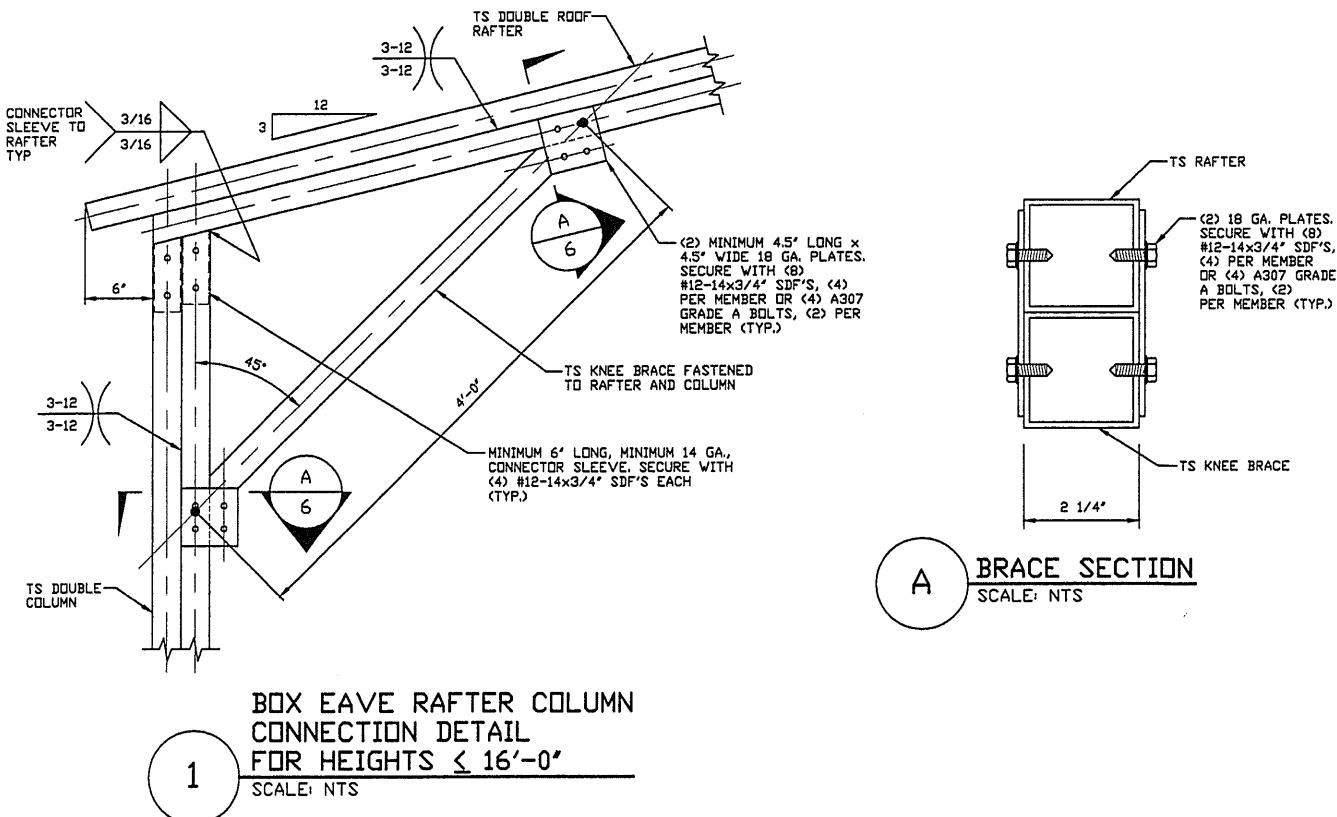
2 June 2027

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DRAWN BY: LT	AMERICAN CARPORT PROS, LLC 101 MAIN STREET EAST HAMPTON, CT 06424 30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE		
CHECKED BY: AM			
PROJECT MGR: JRP	DATE: 6-2-25	SCALE: NTS	JOB NO: 25078S
CLIENT: AMERICAN CARPORT PROS	SHT. 5A	DWG. NO: SK-1	REV. 0

COLUMN CONNECTION DETAILS (BOX EAVE RAFTER)

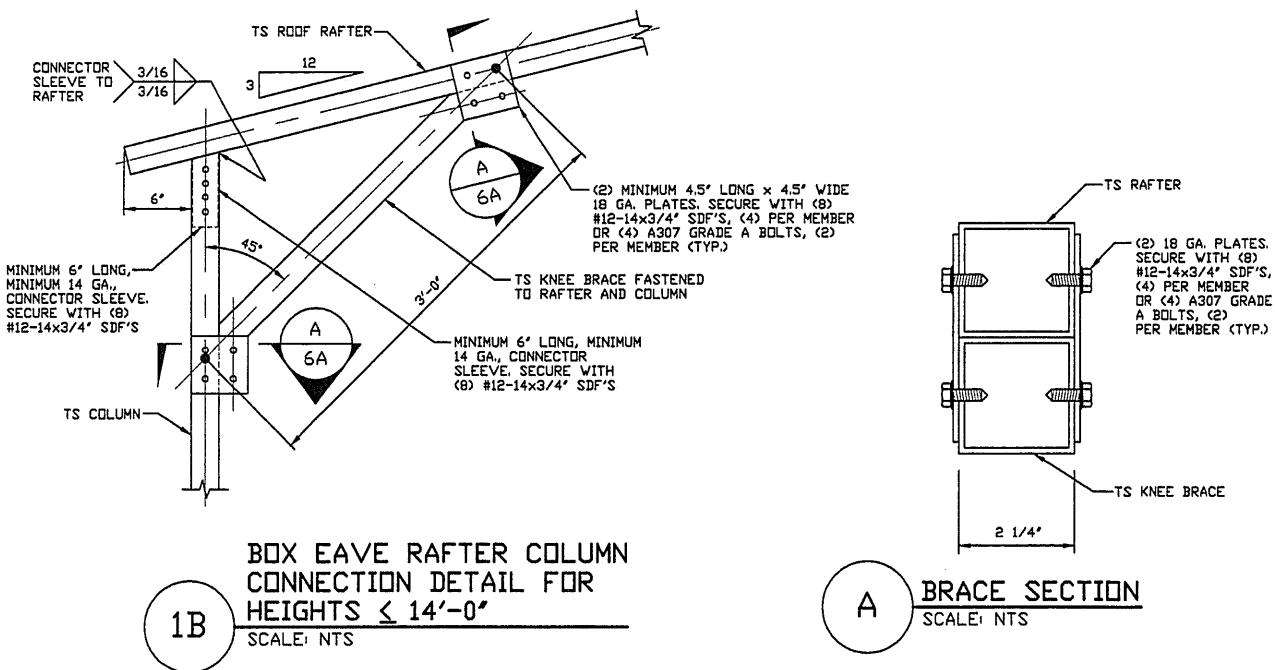


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PROJECT MGR: JRP	DATE: 6-2-25	SCALE: NTS	JOB NO: 25078S
CLIENT: AMERICAN CARPORT PROS	SHT. 6	DWG. NO: SK-1	REV. 0

**COLUMN CONNECTION DETAILS FOR ≤ 35 PSF GROUND SNOW LOAD
(BOX EAVE RAFTER)**



Validity Notice

Plans Expiration Date:

2 June 2027

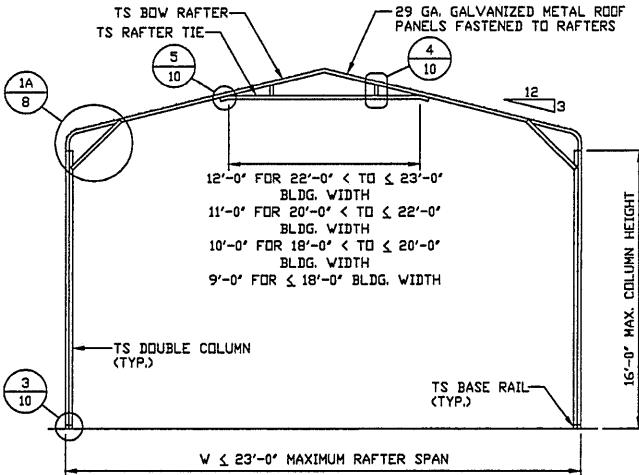
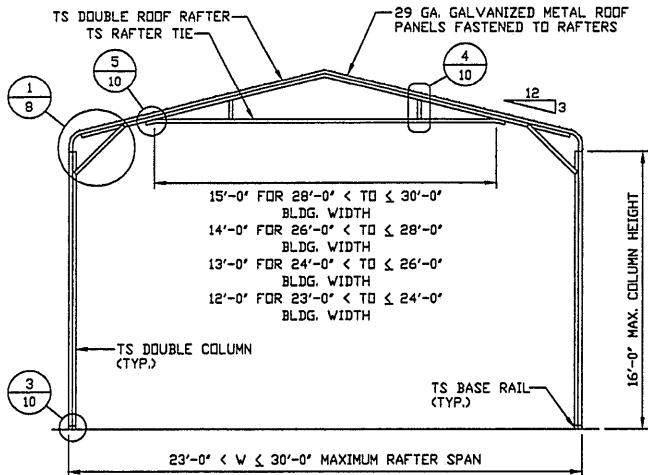
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PROJECT MGR: JRP	DATE: 6-2-25	SCALE: NTS	JOB NO: 25078S
CLIENT: AMERICAN CARPORT PROS	SHT. 6A	DWG. NO: SK-1	REV: 0

TYPICAL RAFTER/COLUMN AND SIDE FRAMING SECTIONS (BOW RAFTER)

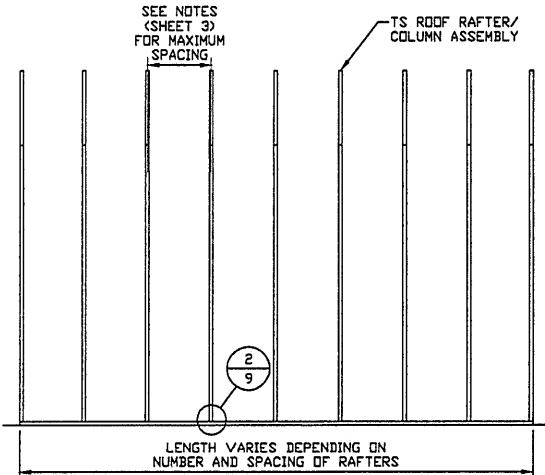
NOTE: BOW EAVE STRUCTURE ONLY ALLOWED FOR \leq 45 PSF GROUND SNOW LOAD.



TYPICAL RAFTER/COLUMN FRAME SECTION

SCALE: NTS

* NOTE: SINGLE RAFTER CAN BE USED FOR \leq 39 PSF GROUND SNOW LOAD.



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION

SCALE: NTS

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101 MAIN STREET
EAST HAMPTON, CT 06424
30'-0"x16'-0" HSP FULLY OPEN STRUCTURE

DATE: 6-2-25

SHT. 7

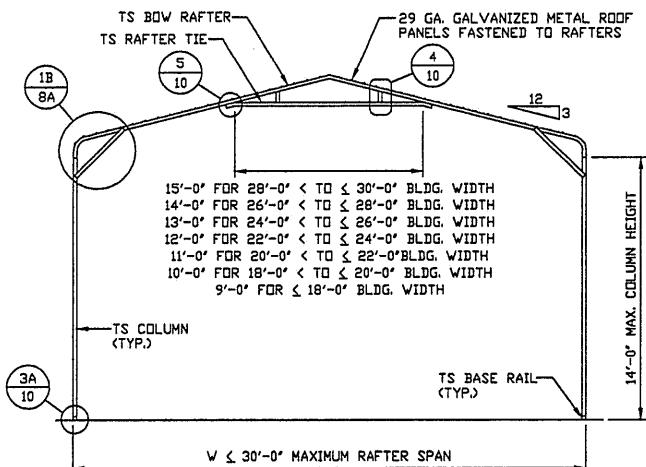
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DWG. NO: SK-1

JOB NO: 25078S

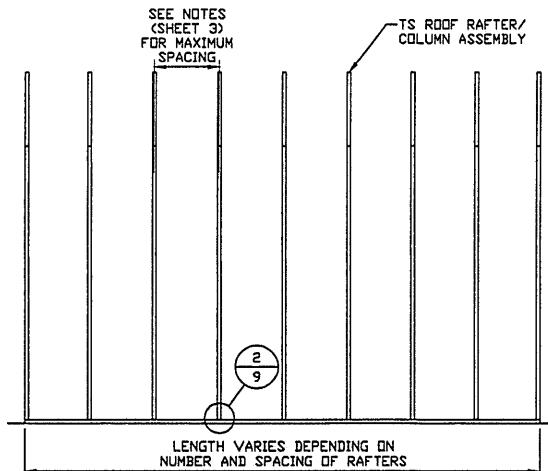
REV. 0

**TYPICAL RAFTER/COLUMN AND SIDE FRAMING SECTIONS FOR
≤ 35 PSF GROUND SNOW LOAD (BOW RAFTER)**



TYPICAL RAFTER/COLUMN FRAME SECTION

SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION

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101 MAIN STREET

EAST HAMPTON, CT 06424

30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE

DATE: 6-2-25

SHT. 7A

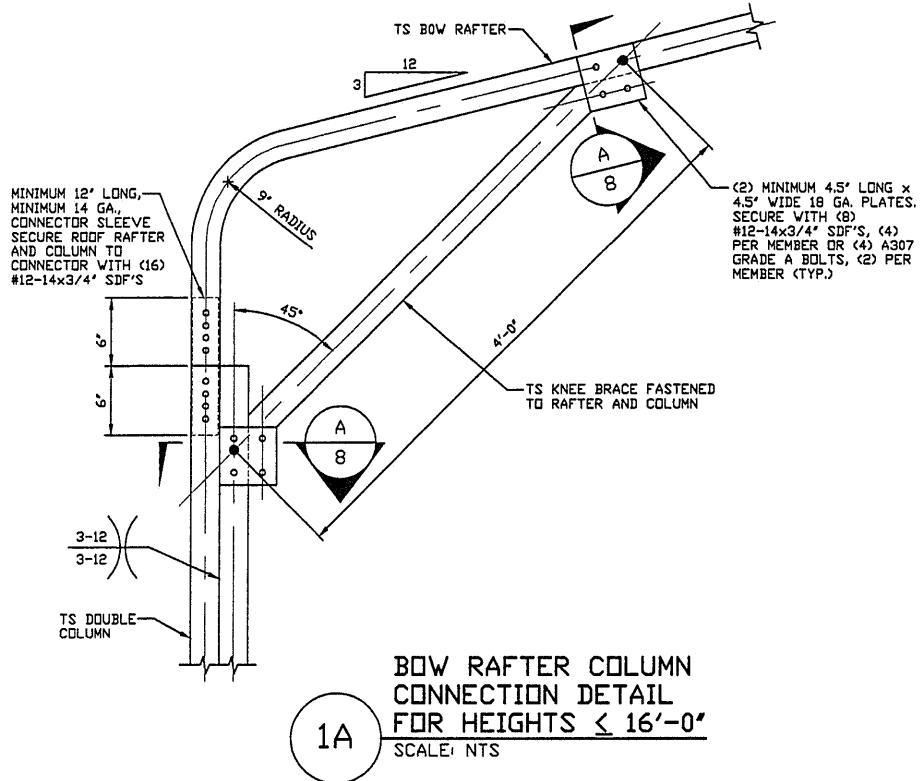
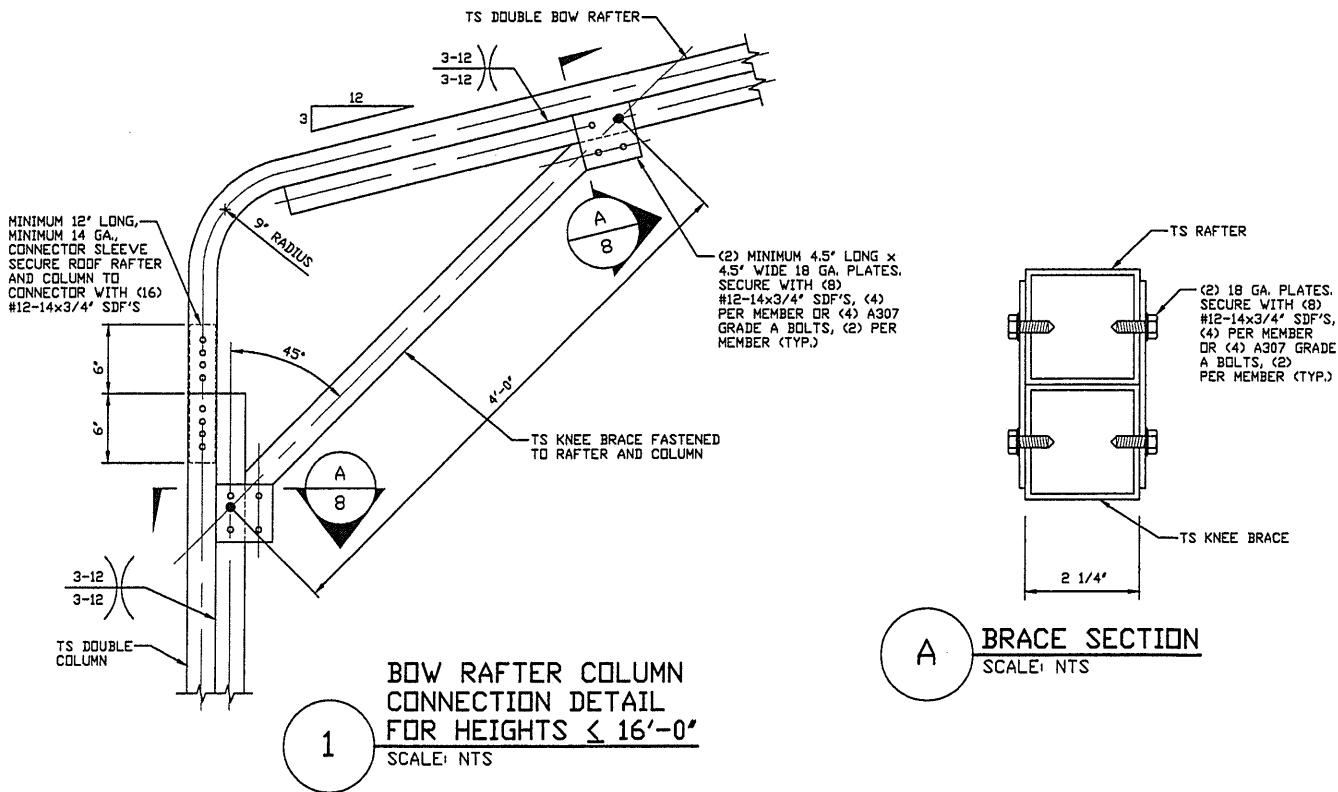
SCALE: NTS

DWG. NO: SK-1

REV. 0

COLUMN CONNECTION DETAILS (BOW RAFTER)

NOTE: BOW EAVE STRUCTURE ONLY ALLOWED FOR ≤ 45 PSF GROUND SNOW LOAD.



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CLIENT: AMERICAN
CARPORT PROS

AMERICAN CARPORT PROS, LLC

101 MAIN STREET

EAST HAMPTON, CT 06424

30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE

DATE: 6-2-25

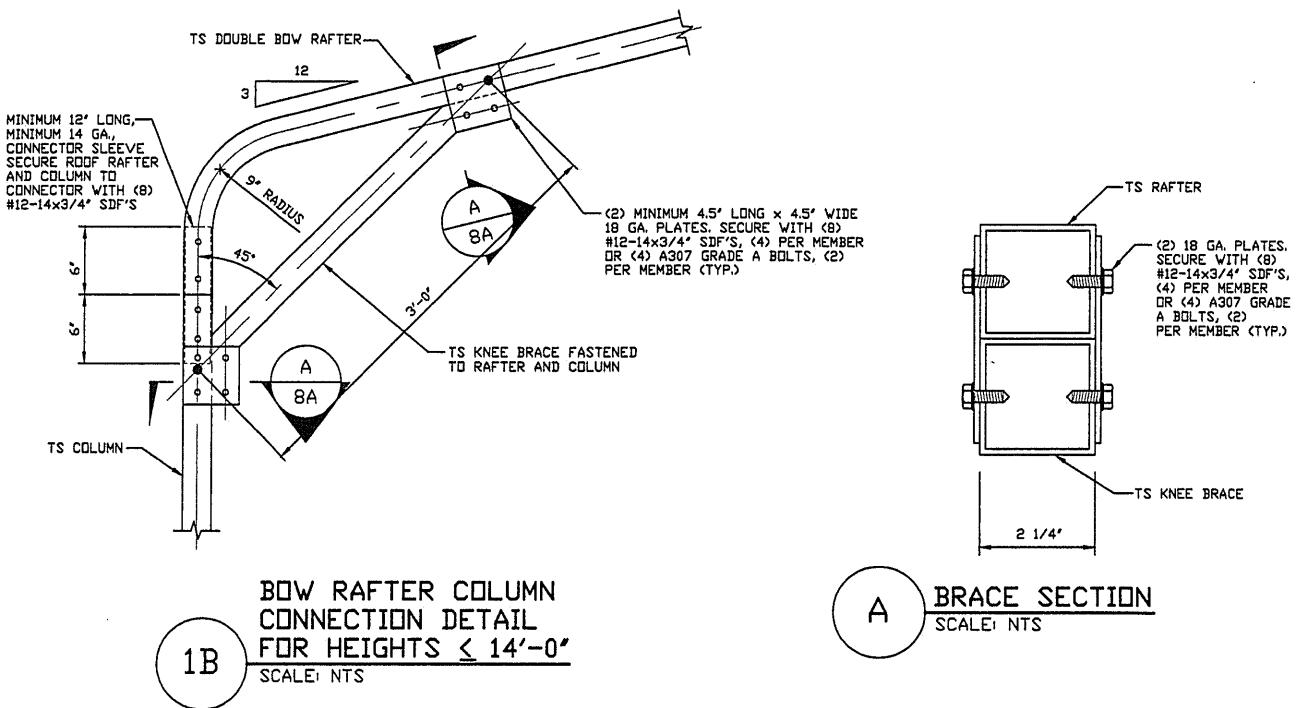
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SCALE: NTS

DWG. NO: SK-1

REV. 0

**COLUMN CONNECTION DETAILS FOR ≤ 35 PSF GROUND SNOW LOAD
(BOX EAVE RAFTER)**



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CLIENT: AMERICAN CARPORT PROS

AMERICAN CARPORT PROS, LLC

101 MAIN STREET

EAST HAMPTON, CT 06424

30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE

DATE: 6-2-25

SHT. 8A

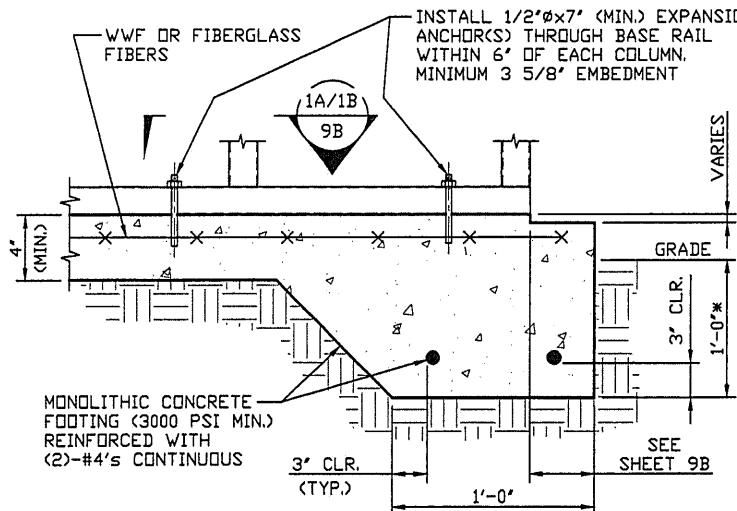
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DWG. NO: SK-1

JOB NO: 25078S

REV. 0

BASE RAIL ANCHORAGE OPTIONS

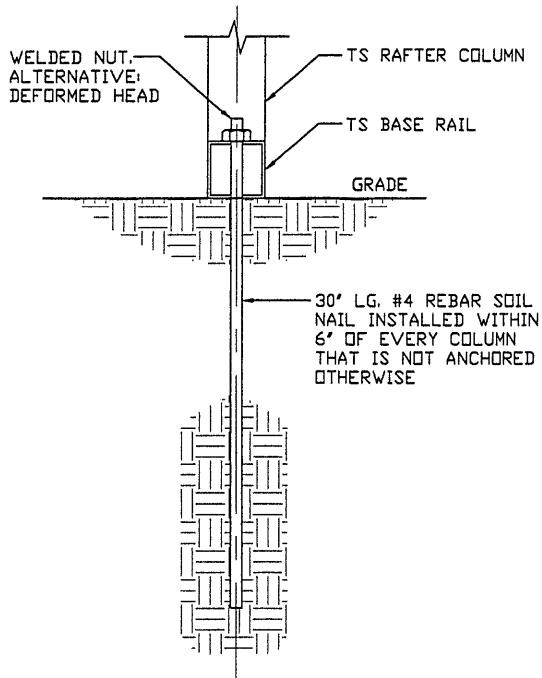


2

CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS

* COORDINATE WITH LOCAL BUILDING CODE AND/ORD. REGARDING REQUIRED FOOTING DEPTH.



2A

GROUND BASE SOIL NAIL ANCHORAGE

SCALE: NTS

GENERAL NOTES

NOTE: CONCRETE MONOLITHIC SLAB DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF.

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. (3,500 PSI IF IN NEW YORK CITY)

COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-318.

3' IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE.

REINFORCING STEEL:

THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

1. REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

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PROJECT MGR: JRP

CLIENT: AMERICAN
CARPORT PROS

AMERICAN CARPORT PROS, LLC

101 MAIN STREET

EAST HAMPTON, CT 06424

30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE

DATE: 6-2-25

SCALE: NTS

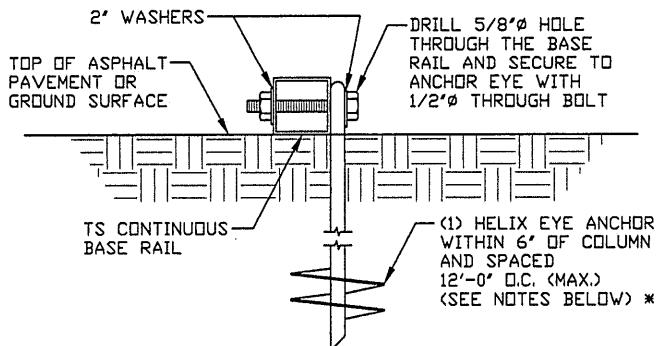
JOB NO: 25078S

SHT. 9

DWG. NO: SK-1

REV. 0

BASE RAIL ANCHORAGE OPTIONS WITH ATTACHED LEAN-TO

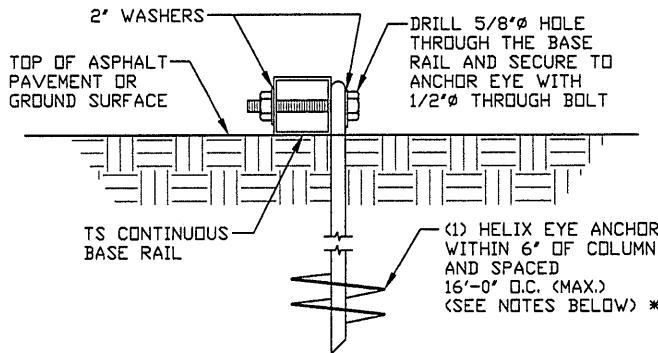


2B

GROUND BASE HELIX ANCHORAGE

SCALE: NTS (CAN BE USED FOR ASPHALT)
* COORDINATE WITH LOCAL CODE/ORD. REGARDING
MINIMUM FROST DEPTH REQUIRED.

BASE RAIL ANCHORAGE OPTIONS WITHOUT ATTACHED LEAN-TO



2C

GROUND BASE HELIX ANCHORAGE

SCALE: NTS (CAN BE USED FOR ASPHALT)
* COORDINATE WITH LOCAL CODE/ORD. REGARDING
MINIMUM FROST DEPTH REQUIRED.

HELIX ANCHOR NOTES:

1. FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, PRELOADED SILTS AND CLAYS, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30' EMBEDMENT OR SINGLE 6' HELIX WITH MINIMUM 50' EMBEDMENT.
2. FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM 30' EMBEDMENT OR SINGLE 6' HELIX WITH MINIMUM 50' EMBEDMENT.
3. FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH MINIMUM 30 INCH EMBEDMENT OR SINGLE 6' HELIX WITH MINIMUM 50' EMBEDMENT.
4. FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS ALLUVIAL FILL, USE MINIMUM (2) 6' HELICES WITH MINIMUM 50' EMBEDMENT.
5. FOR VERY LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES WITH MINIMUM 60' EMBEDMENT.

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AMERICAN CARPORT PROS, LLC
101 MAIN STREET
EAST HAMPTON, CT 06424
30'-0"x16'-0" HSP FULLY OPEN STRUCTURE

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PROJECT MGR: JRP

DATE: 6-2-25

SCALE: NTS

JOB NO: 25078S

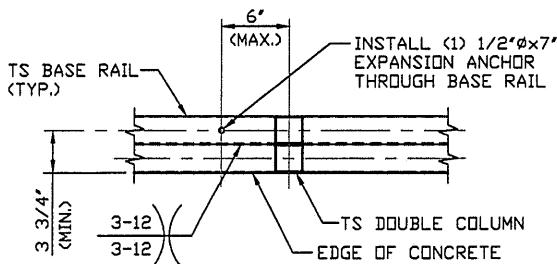
CLIENT: AMERICAN
CARPORT PROS

SHT. 9A

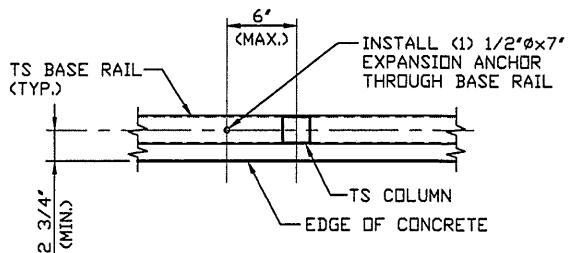
DWG. NO: SK-1

REV. 0

BASE RAIL ANCHORAGE OPTIONS



1A SECTION
SCALE: NTS



1B SECTION
SCALE: NTS

Validity Notice

Plans Expiration Date:

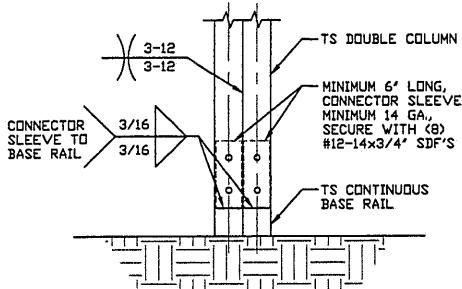
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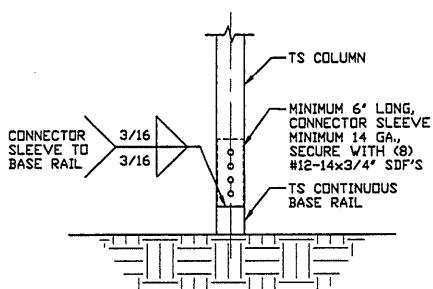
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CHECKED BY: AM			
PROJECT MGR: JRP	DATE: 6-2-25	SCALE: NTS	JOB NO: 25078S
CLIENT: AMERICAN CARPORT PROS	SHT. 9B	DWG. NO: SK-1	REV. 0

CONNECTION DETAILS



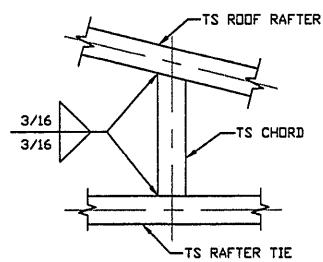
**RAFTER COLUMN/
BASE RAIL
CONNECTION DETAIL**

SCALE: NTS



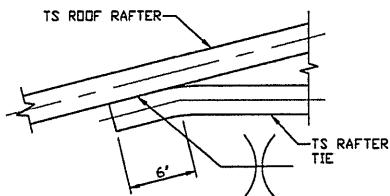
**RAFTER COLUMN/
BASE RAIL
CONNECTION DETAIL**

SCALE: NTS



**RAFTER TO CHORD
CONNECTION DETAIL**

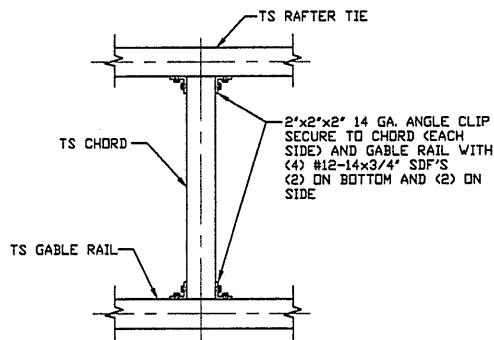
SCALE: NTS
NOTE: DOUBLE TUBE RAFTER NOT SHOWN FOR CLARITY.



**RAFTER TIE
CONNECTION DETAIL**

SCALE: NTS

NOTE: DOUBLE TUBE RAFTER NOT SHOWN FOR CLARITY.



**CHORD TO RAFTER
TIE/GABLE RAIL
CONNECTION DETAIL**

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CLIENT: AMERICAN
CARPORT PROS

AMERICAN CARPORT PROS, LLC

101 MAIN STREET

EAST HAMPTON, CT 06424

30'-0"x16'-0" HSP FULLY OPEN STRUCTURE

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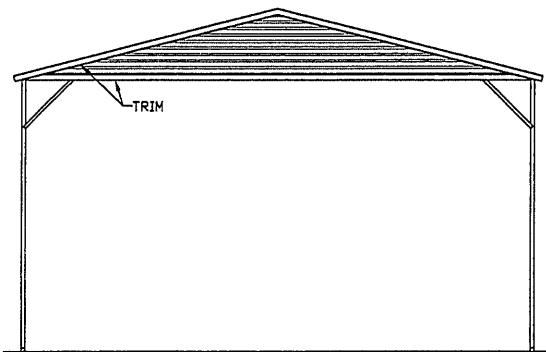
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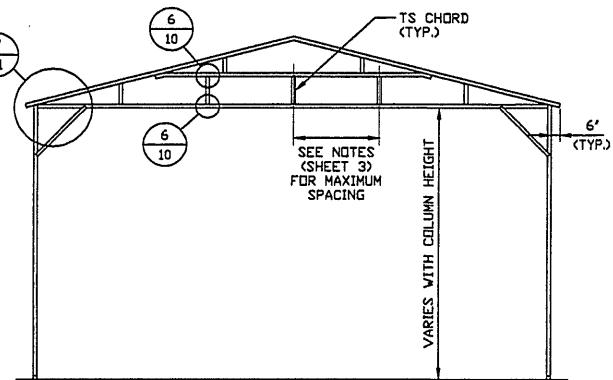
REV. 0

BOX EAVE RAFTER GABLE END OPTION



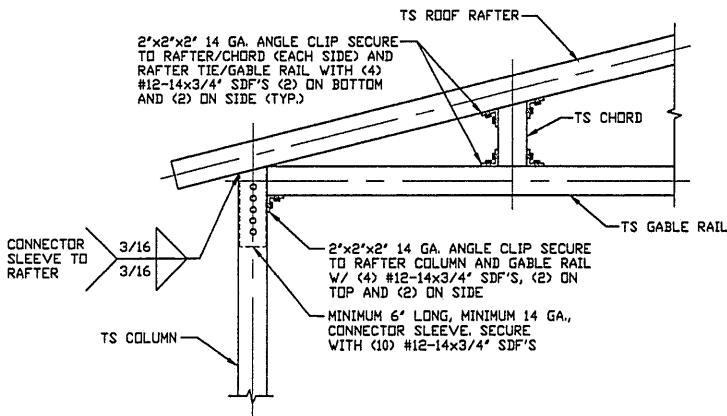
**TYPICAL BOX EAVE RAFTER
GABLE END ELEVATION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER
GABLE END FRAMING SECTION**

SCALE: NTS



7

**BOX EAVE RAFTER GABLE RAIL TO
RAFTER COLUMN CONNECTION DETAIL**

SCALE: NTS

NOTE: KNEE BRACE NOT SHOWN FOR CLARITY.

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101 MAIN STREET

EAST HAMPTON, CT 06424

30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE

PROJECT MGR: JRP

DATE: 6-2-25

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JOB NO: 25078S

CLIENT: AMERICAN
CARPORT PROS

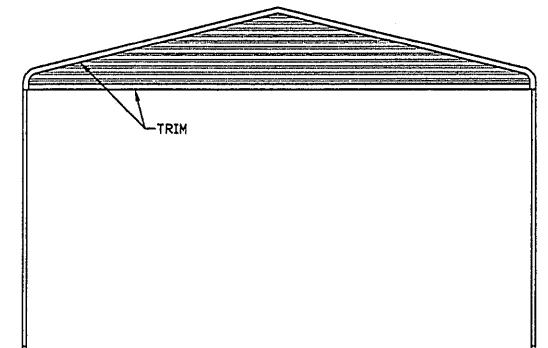
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REV. 0

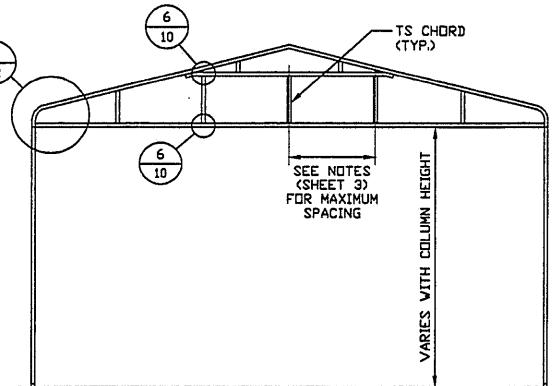
BOW RAFTER GABLE END OPTION

NOTE: BOW EAVE STRUCTURE ONLY ALLOWED FOR \leq 45 PSF GROUND SNOW LOAD.



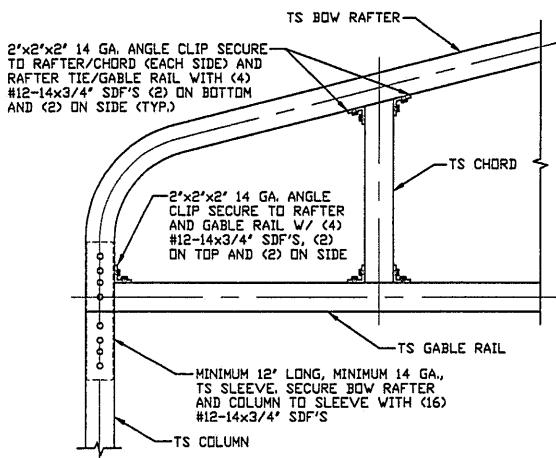
TYPICAL BOX EAVE Rafter
GABLE END ELEVATION

SCALE: NTS



TYPICAL BOX EAVE Rafter
GABLE END FRAMING SECTION

SCALE: NTS



BOW RAFTER GABLE RAIL TO
RAFTER COLUMN CONNECTION DETAIL

SCALE: NTS
NOTE: KNEE BRACE NOT SHOWN FOR CLARITY.

8

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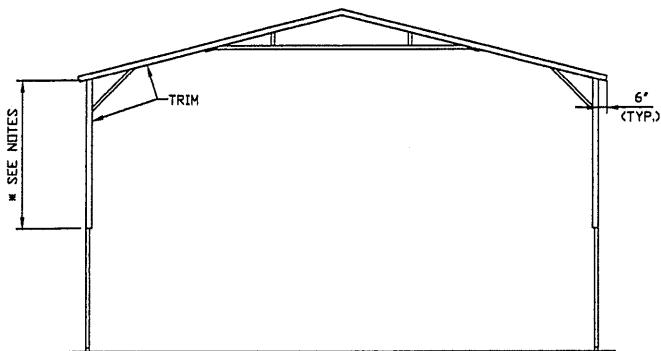
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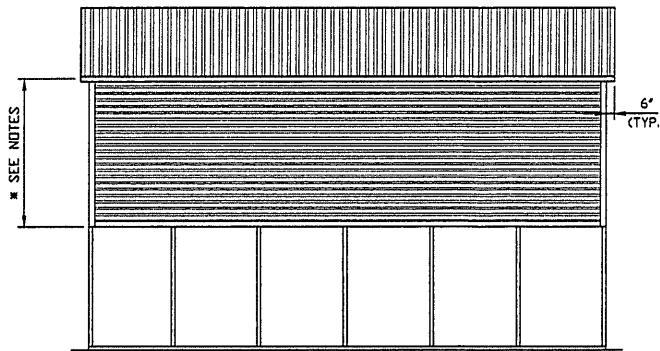
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CHECKED BY: AM			
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CLIENT: AMERICAN CARPORT PROS	SHT. 12	DWG. NO: SK-1	REV. 0

BOX EAVE RAFTER EXTRA SIDE PANEL OPTION



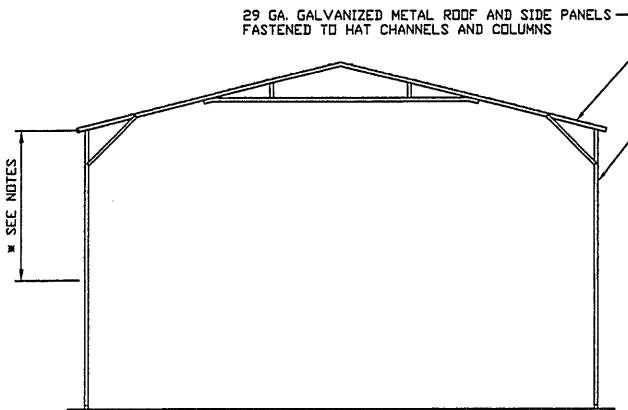
**TYPICAL END ELEVATION
EXTRA SIDE PANELS**

SCALE: NTS



**TYPICAL END ELEVATION
EXTRA SIDE PANELS**

SCALE: NTS



**TYPICAL RAFTER/COLUMN FRAME
SECTION - EXTRA SIDE PANELS**

SCALE: NTS

NOTES:

16'-0" MAXIMUM FOR DOUBLE TUBE COLUMNS.
NO PANELING FOR SINGLE TUBE COLUMNS.

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Plans Expiration Date:

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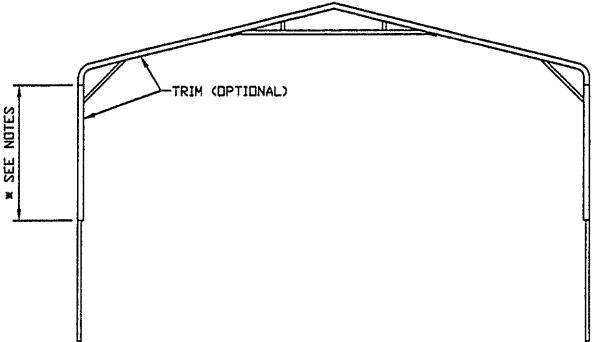
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PROJECT MGR: JRP	DATE: 6-2-25	SCALE: NTS	JOB NO: 25078S	
CLIENT: AMERICAN CARPORT PROS	SHT. 13	DWG. NO: SK-1	REV.: 0	

BOW RAFTER EXTRA SIDE PANEL OPTION

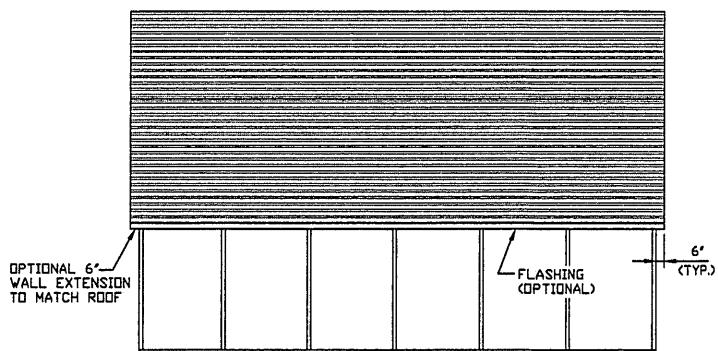
NOTE: BOW EAVE STRUCTURE ONLY ALLOWED FOR \leq 45 PSF GROUND SNOW LOAD.



TYPICAL END ELEVATION

EXTRA SIDE PANELS

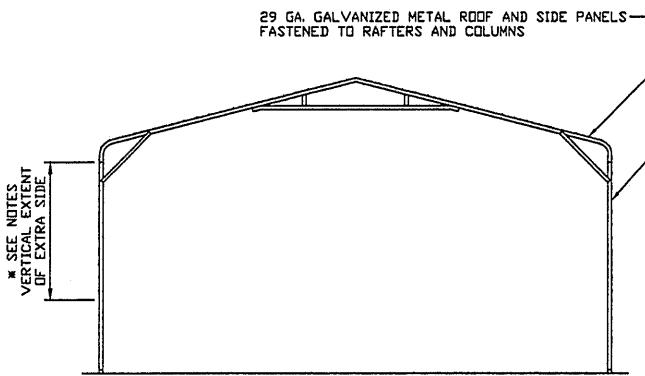
SCALE: NTS



TYPICAL END ELEVATION

EXTRA SIDE PANELS

SCALE: NTS



TYPICAL Rafter/COLUMN FRAME SECTION - EXTRA SIDE PANELS

SCALE: NTS

NOTES:

16'-0" MAXIMUM FOR DOUBLE TUBE COLUMNS.
NO PANELING FOR SINGLE TUBE COLUMNS.

Validity Notice

Plans Expiration Date:

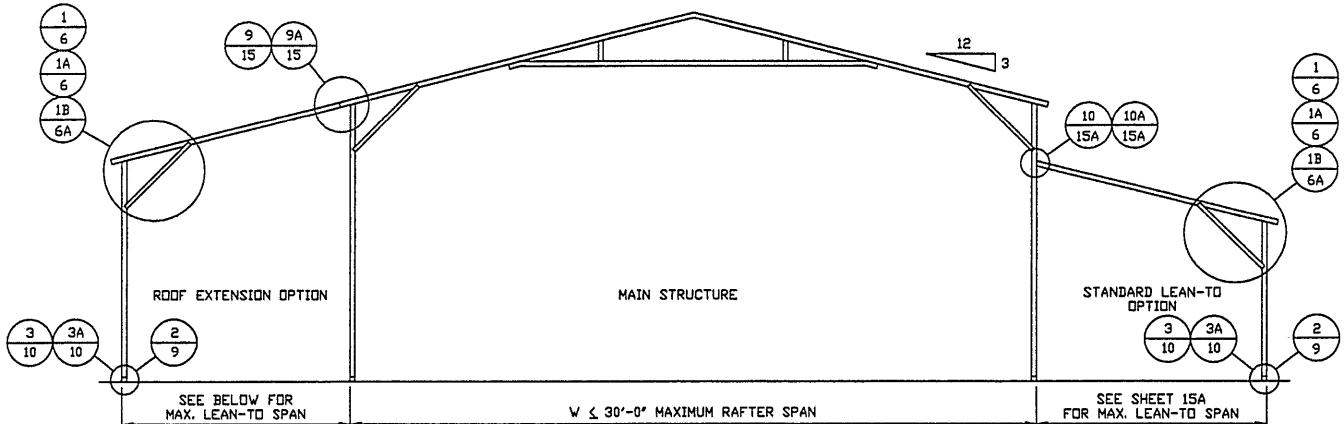
2 June 2027

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DRAWN BY: LT	AMERICAN CARPORT PROS, LLC 101 MAIN STREET EAST HAMPTON, CT 06424		
CHECKED BY: AM	30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE		
PROJECT MGR: JRP	DATE: 6-2-25	SCALE: NTS	JOB NO: 25078S
CLIENT: AMERICAN CARPORT PROS	SHT. 14	DWG. NO: SK-1	REV. 0

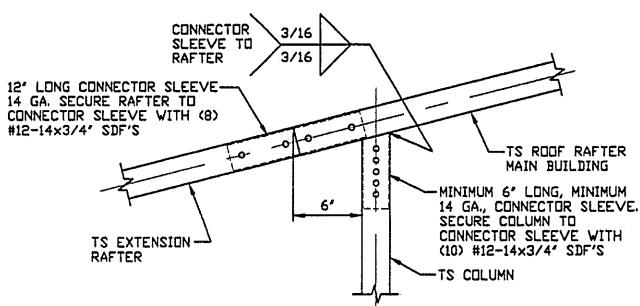
LEAN-TO OPTIONS (BOX EAVE RAFTER)



TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION (BOTH OPTIONS SHOWN)

SCALE: NTS

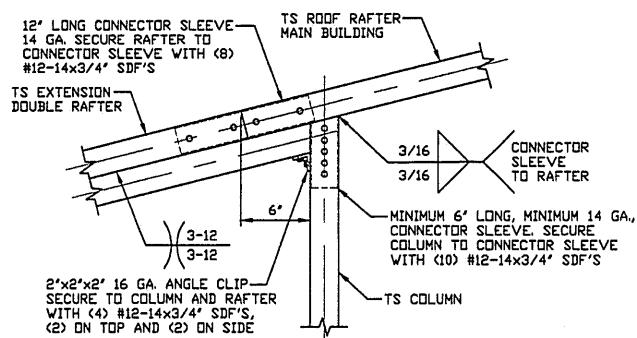
NOTES: 1. REFER TO SHEETS 6 AND 6A FOR COLUMN HEIGHTS AND TYPES.
2. LEAN-TO COLUMNS SPACING MATCHES MAIN BUILDING COLUMN SPACING.



SIDE EXTENSION RAFTER/
COLUMN DETAIL FOR
RAFTER SPANS \leq 10'-0"

9

SCALE: NTS



SIDE EXTENSION RAFTER/
COLUMN DETAIL FOR RAFTER
SPANS 10'-0" < TO ≤ 12'-0"

9A

SCALE: NTS

Validity Notice

Plans Expiration Date:

2 June 2027

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DRAWN BY: LT

CHECKED BY: AM

PROJECT MGR: JRP

CLIENT: AMERICAN
CARPORT PROS

AMERICAN CARPORT PROS, LLC

101 MAIN STREET

EAST HAMPTON, CT 06424

30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE

DATE: 6-2-25

SHT. 15

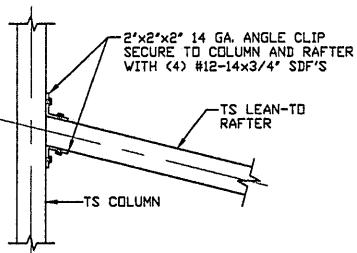
SCALE: NTS

JOB NO: 25078S

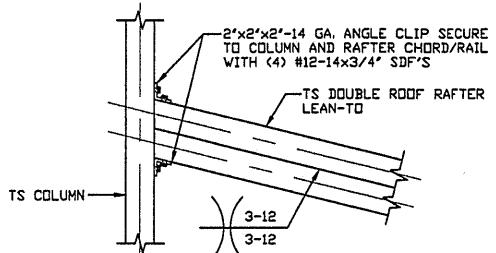
DWG. NO: SK-1

REV. 0

LEAN-TO OPTIONS (BOX EAVE RAFTER)



10
LEAN-TO RAFTER TO RAFTER
COLUMN CONNECTION DETAIL
FOR RAFTER SPANS $\leq 10'-0"$
SCALE: NTS



10A
LEAN-TO RAFTER TO RAFTER COLUMN
CONNECTION DETAIL FOR RAFTER
SPANS $10'-0" < TD \leq 12'-0"$
SCALE: NTS

Validity Notice

Plans Expiration Date:

2 June 2027

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DRAWN BY: LT

CHECKED BY: AM

PROJECT MGR: JRP

CLIENT: AMERICAN
CARPORT PROS

AMERICAN CARPORT PROS, LLC

101 MAIN STREET
EAST HAMPTON, CT 06424
30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE

DATE: 6-2-25

SCALE: NTS

JOB NO: 25078S

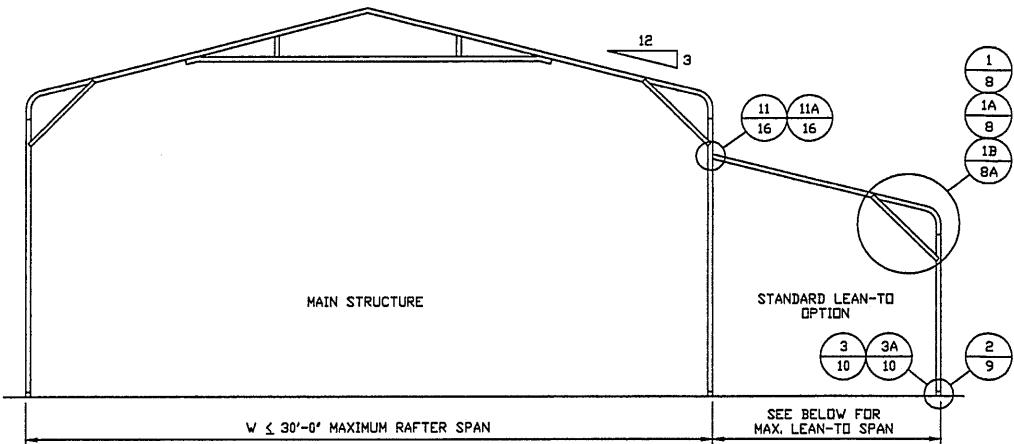
SHT. 11A

DWG. NO: SK-1

REV: 0

LEAN-TO OPTIONS (BOW RAFTER)

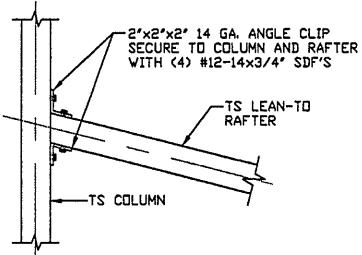
NOTE: BOW EAVE STRUCTURE ONLY ALLOWED FOR ≤ 45 PSF GROUND SNOW LOAD.



TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION (BOTH OPTIONS SHOWN)

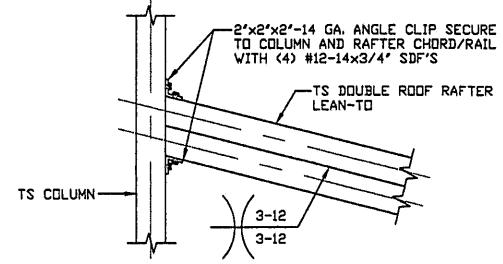
SCALE: NTS

NOTES: 1. REFER TO SHEETS 6 AND 6A FOR COLUMN HEIGHTS AND TYPES.
2. LEAN-TO COLUMNS SPACING MATCHES MAIN BUILDING COLUMN SPACING.



LEAN-TO RAFTER TO RAFTER
COLUMN CONNECTION DETAIL
FOR RAFTER SPANS $\leq 10'-0"$

11



LEAN-TO RAFTER TO RAFTER COLUMN
CONNECTION DETAIL FOR RAFTER
SPANS $10'-0" < T \leq 12'-0"$

11A

Validity Notice

Plans Expiration Date:

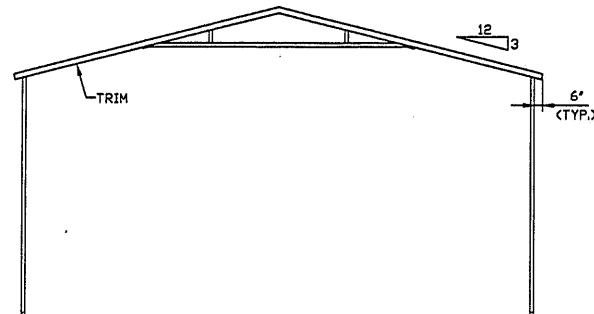
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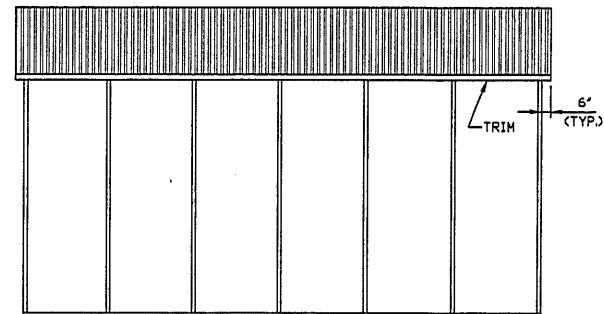
DRAWN BY: LT	AMERICAN CARPORT PROS, LLC 101 MAIN STREET EAST HAMPTON, CT 06424 30'-0"x16'-0" HSP FULLY OPEN STRUCTURE		
CHECKED BY: AM			
PROJECT MGR: JRP	DATE: 6-2-25	SCALE: NTS	JOB NO: 25078S
CLIENT: AMERICAN CARPORT PROS	SHT. 16	DWG. NO: SK-1	REV.: 0

VERTICAL ROOF OPTION



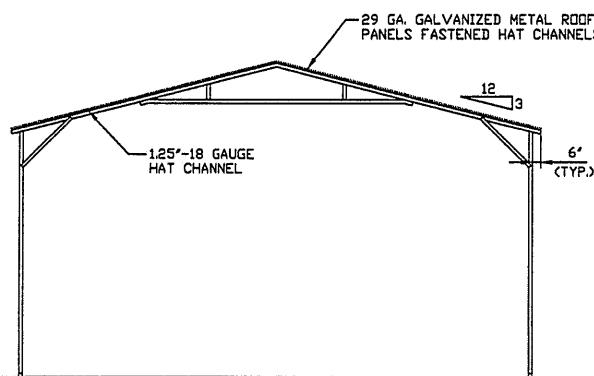
**TYPICAL END ELEVATION
VERTICAL ROOF/SIDING**

SCALE: NTS



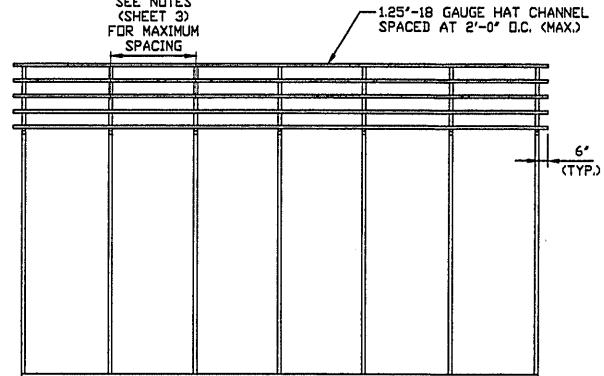
**TYPICAL SIDE ELEVATION
VERTICAL ROOF/SIDING**

SCALE: NTS



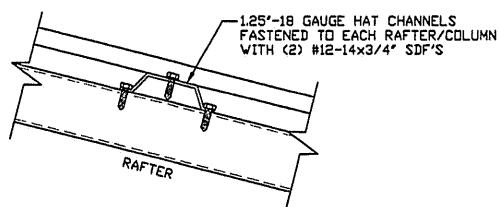
**TYPICAL SECTION VERTICAL
ROOF/SIDING OPTION**

SCALE: NTS



**TYPICAL FRAMING SECTION
VERTICAL ROOF/SIDING OPTION**

SCALE: NTS



PANEL ATTACHMENT

SCALE: NTS

Validity Notice

Plans Expiration Date:

2 June 2027

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DRAWN BY: LT

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PROJECT MGR: JRP

CLIENT: AMERICAN
CARPORT PROS

AMERICAN CARPORT PROS, LLC

101 MAIN STREET

EAST HAMPTON, CT 06424

30'-0" x 16'-0" HSP FULLY OPEN STRUCTURE

DATE: 6-2-25

SHT. 17

SCALE: NTS

DWG. NO: SK-1

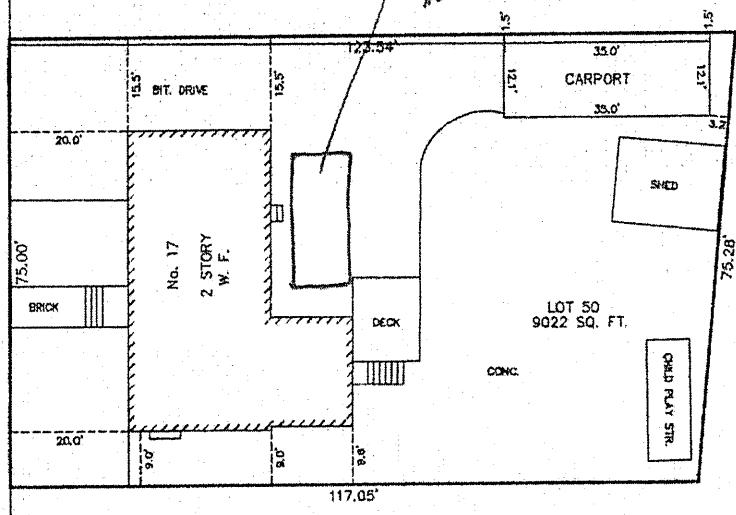
REV. 0

JOB NO: 25078S

CHRISTOPHER DRIVE

CHRISTOPHER

where I use to park my van
which was closer to my neighbour
house.



A circular registration stamp with a decorative border. The text inside the border reads "COMMONWEALTH OF MASSACHUSETTS" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The center of the stamp contains the name "ANTON SZERSZUNOWICZ" and the number "No. 36394".

EXISTING CONDITIONS
PLOT PLAN

17 CHRISTOPHER DRIVE

MILTON, MASS.

SCALE : 1" = 20' OCTOBER 14, 2025

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072
PHONE: (617)686-5057

GRAPHIC SCALE



Pro

Plymouth 9PM 02360

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... / Fencing & Gates / Vinyl Fencing / Vinyl Fence Panels / Veranda Vinyl Fence Panels

Internet # 206032043 Model # 73014713 UPC Code # 040933147137 Store SKU # 1005498985



Hover image to Zoom



Pickup at Plymouth

Delivering to 02360

Ship to Store

Dec 26 - Dec 29

3,895 available

FREE

Delivery

Dec 24 - Dec 26

3,895 available

FREE

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Request installation service

[What to Expect](#)

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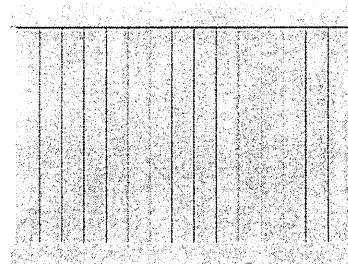
Return this item within 90 days of purchase.

[Read Return Policy](#)

[Feedback](#)

Product Details

Specifications



Nominal panel height (ft.)

6 ft

[See Similar Items](#)

Panel Design

Privacy

[See Similar Items](#)

Panel Top Shape

Flat

[See Similar Items](#)

Fencing Installation Type

No Dig

[See Similar Items](#)

Picket Top Style

Framed

[See Similar Items](#)

Number of pickets for panels

15

[See Similar Items](#)

Features

Pool

UV Protected

Water Resistant

Nominal panel width (ft.)

8 ft

[See Similar Items](#)

Dimensions

Actual panel height (in.)

67.75 in

Actual panel thickness (in.)	1.75 in
Actual panel width (in.)	94 in
Nominal panel height (ft.)	6 ft
Nominal panel width (ft.)	8 ft

Details

Color Family	White
Color/Finish	White
Contact Type Allowed	Above Ground
Features	Pool, UV Protected, Water Resistant
Fencing Installation Type	No Dig
Material	Vinyl
Nominal panel thickness (in.)	0.15 in
Number of pickets for panels	15
Panel Design	Privacy
Panel Top Shape	Flat
Picket Top Style	Framed
Remote Access	No Remote Access
Requires Hub?	No Hub Required
Returnable	90-Day



Warranty / Certifications

Manufacturer Warranty	Transferable Limited Lifetime Warranty
-----------------------	--

How can we improve our product information? Provide feedback.

Questions & Answers

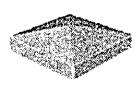
419 Questions

Customer Reviews

3.9 out of 5 (305)



Pros Buy These Together

 <input checked="" type="checkbox"/> Select Best Seller +	 <input checked="" type="checkbox"/> Select +	 <input checked="" type="checkbox"/> Select +	 <input checked="" type="checkbox"/> Select +	 <input checked="" type="checkbox"/> Select +	 <input checked="" type="checkbox"/> Select +
Veranda Linden 6 ft. H x 8 ft. W White Privacy Vinyl Fence Panel ★☆☆☆☆ (305) \$19.47	Veranda 5 in. x 5 in. (4.75 x 4.75 Post Size) Vinyl Fence Post Cap ★☆☆☆☆ (208) \$2.97	Veranda Linden 5 in. x 5 in. x 9 ft. White Vinyl Fence Panel ★☆☆☆☆ (54) \$44.73	Veranda Linden 4 ft. W x 6 ft. H White Vinyl Fence Panel ★☆☆☆☆ (106) \$409.00	Veranda Slidelock Bracket Kit (2-Pack) ★☆☆☆☆ (329) \$5.97	Veranda Linden 5 in. x 9 ft. White Vinyl Fence Panel ★☆☆☆☆ (52) \$44.73

Subtotal: **\$626.87**

Add 6 Items to Cart

More from Veranda

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Veranda 6 ft. H x 6 ft. W White Windham Vinyl Fence Panel

★★★★★ (457)

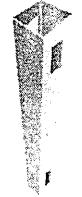
\$89⁹⁸



Veranda 5 in. x 5 in. (4.75 x 4.75 Post Size) White Vinyl Pyramid...

★★★★★ (208)

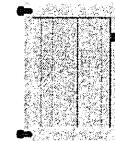
\$2⁹⁷



Veranda Linden 5 in. x 5 in. x 9 ft. White Vinyl Routed Line Fence...

★★★★★ (54)

\$44⁷³



Veranda Linden 4 ft. W x 6 ft. H White Un-Assembled Vinyl Fen...

★★★★★ (106)

\$409⁰⁰



Veranda 1-1/2 in. Lattice White SS Screws (12-Piece/Bag)

★★★★★ (524)

\$3⁹⁸
(33c/screw)



Veranda Slidelock Bracket Kit (2-Pack) with Screws

★★★★★ (328)

\$5⁹⁷

Add to Cart

Feedback

You Might Also Need



Veranda Linden 5 in. x 5 in. x 9 ft. White Vinyl Routed Line Fence...

★★★★★ (54)

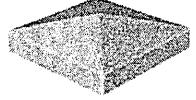
\$44⁷³



Veranda Linden 5 in. x 5 in. x 9 ft. White Vinyl Routed End/Gate...

★★★★★ (52)

\$44⁷³



Veranda 5 in. x 5 in. (4.75 x 4.75 Post Size) White Vinyl Pyramid...

★★★★★ (208)

\$2⁹⁷



Veranda 5 in. x 5 in. x 8 ft. White Vinyl Fence Post

★★★★★ (659)

\$36⁹⁷



Quikrete 60 lb. Concrete Mix

★★★★★ (5626)

\$4⁴⁸



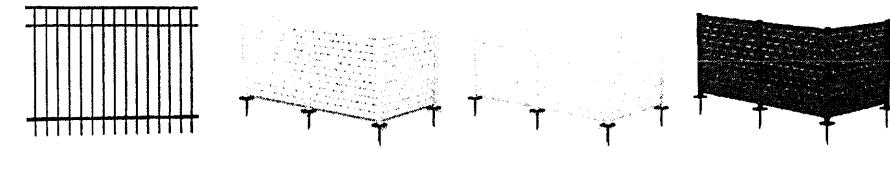
Veranda Linden 5 in. x 5 in. x 7 ft. White Vinyl Routed Fence End/...

★★★★★ (33)

\$29⁰⁴

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Other Shoppers Explored These



FORGERIGHT Vinyls 5 ft. H x 6 ft. W Black Aluminum Pre... KOZYARD 4 ft. W x 4.17 ft. H Outdoor Privacy Screens Fram... KOZYARD 4 ft. W x 4.17 ft. in. H Outdoor Privacy Screens Fram... KOZYARD 4 ft. W x 4.17 ft. in. H Outdoor Privacy Screens Fram...

★★★★★ (2) ★★★★★ (3) ★★★★★ (2) ★★★★★ (10)

\$137²¹ \$268⁰⁰ /box \$222⁵⁸ /box \$208⁰⁰ /box

Add to Cart Add to Cart Add to Cart Add to Cart

Compare Key Features

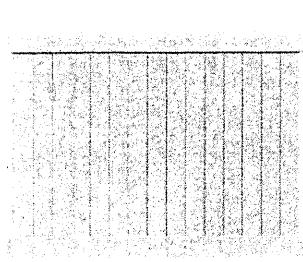
CURRENT ITEM

+

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+

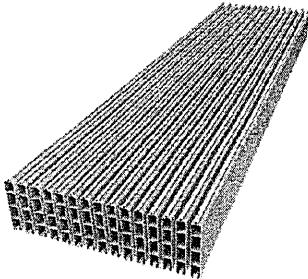
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Veranda Linden 6 ft. H x 8 ft. W White Privacy Vinyl Fence Panel (Unassembled)

★★★★★ (3.9 / 305)

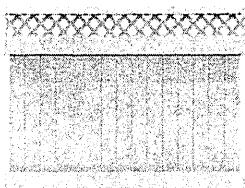
\$119⁴⁷



Veranda Linden 57.5 in. White Fast Pack Infill (15-Piece)

★★★★★ (4.1 / 34)

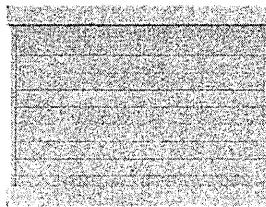
\$117⁹⁴



Barrette Outdoor Living Anderson 6 ft. x 8 ft. White Lattice Top Vinyl Fence Panel

★★★★★ (4.1 / 53)

\$158²⁹



Horizontal 6 ft. H x 8 ft. W White Privacy Vinyl Fence Panel (Unassembled)

★★★★★ (3.8 / 4)

\$168⁸⁷

Feedback

Product Snapshot [Add to Cart](#)

Ideal for privacy and security, this 6 ft. H x 8 ft. W white vinyl fence panel offers low-maintenance and lasting beauty.

Panel Height

67.75 in.

[Add to Cart](#)

Great for DIYers seeking privacy and security. Easy installation with pre-routed posts and a lifetime warranty.

67.75 in.

[Add to Cart](#)

Great for DIYers seeking privacy and curb appeal; easy assembly, durable vinyl, and a lifetime warranty.

72 in.

[Add to Cart](#)

Ideal for privacy and pool enclosures, this vinyl fence panel offers easy installation and a contemporary horizontal design.

70.5 in.

Panel Width

94 in.

94 in.

96 in.

94 in.

Panel Thickness

1.75 in.

1.75 in.

1.75 in.

1.75 in.

UV Resistance



Wind Resistance



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QUITCLAIM DEED

I, John E. Hosmer, an unmarried individual, of 17 Christopher Drive, Milton, Massachusetts for full consideration paid, and in full consideration of Five Hundred Fifteen Thousand and 00/100 Dollars (\$515,000.00) grant to Tracy Uyen Nguyen and Ryan Longgiao Nguyen, as tenants by entirety, now of 17 Christopher Drive, Milton, Massachusetts,

with *quitclaim covenants*

A certain parcel of land, together with the buildings thereon situated on Christopher Drive, in Milton, Norfolk County, Massachusetts, being shown as Lot No. 50 on a plan entitled, "Plan and Profile of Christopher Drive, Milton; dated January 1957 and recorded with Norfolk Registry of Deeds as Plan No. 119 of 1959 in Plan Book 206, and being bounded and described as follows:

WESTERLY by Christopher Drive, seventy-five (75) feet;

NORTHERLY by Lot 49 on said plan, one hundred twenty-three and 54/100 (123.54) feet;

EASTERLY by land now or formerly of John A. Donoghue et al, and land now for formerly of Bernard C. Meyers et al, as shown on said plan, seventy-five and 28/100 (75.28) feet;

SOUTHERLY by Lot 51 on said plan, one hundred seventeen and 4/100 (117.04) feet.

Said parcel contains 9,022 square feet of land according to said plan.

Said premises are conveyed subject to and together with the right to use said Christopher Drive as shown on said plan, in common with others entitled thereto.

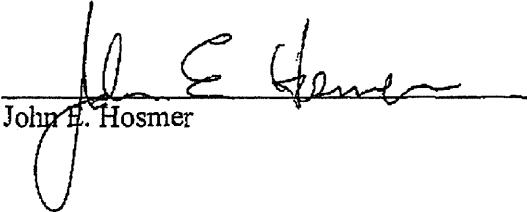
For title see deed recorded at the Norfolk County Registry of Deeds in Book 14446, Page 139.

Grantors under the pains and penalties of perjury, hereby release any and all rights of homestead they may have in the property and further state that no other person or entity is entitled to an estate of homestead in the property.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 08-04-2017 @ 12:14pm
Ctl#: 831 Doc#: 72900
Fee: \$2,348.40 Cons: \$515,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Witness our hands and seals this 2nd Day of August, 2017.


John E. Hosmer

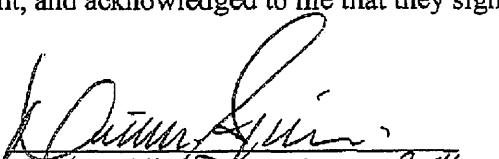
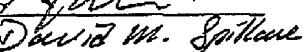
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

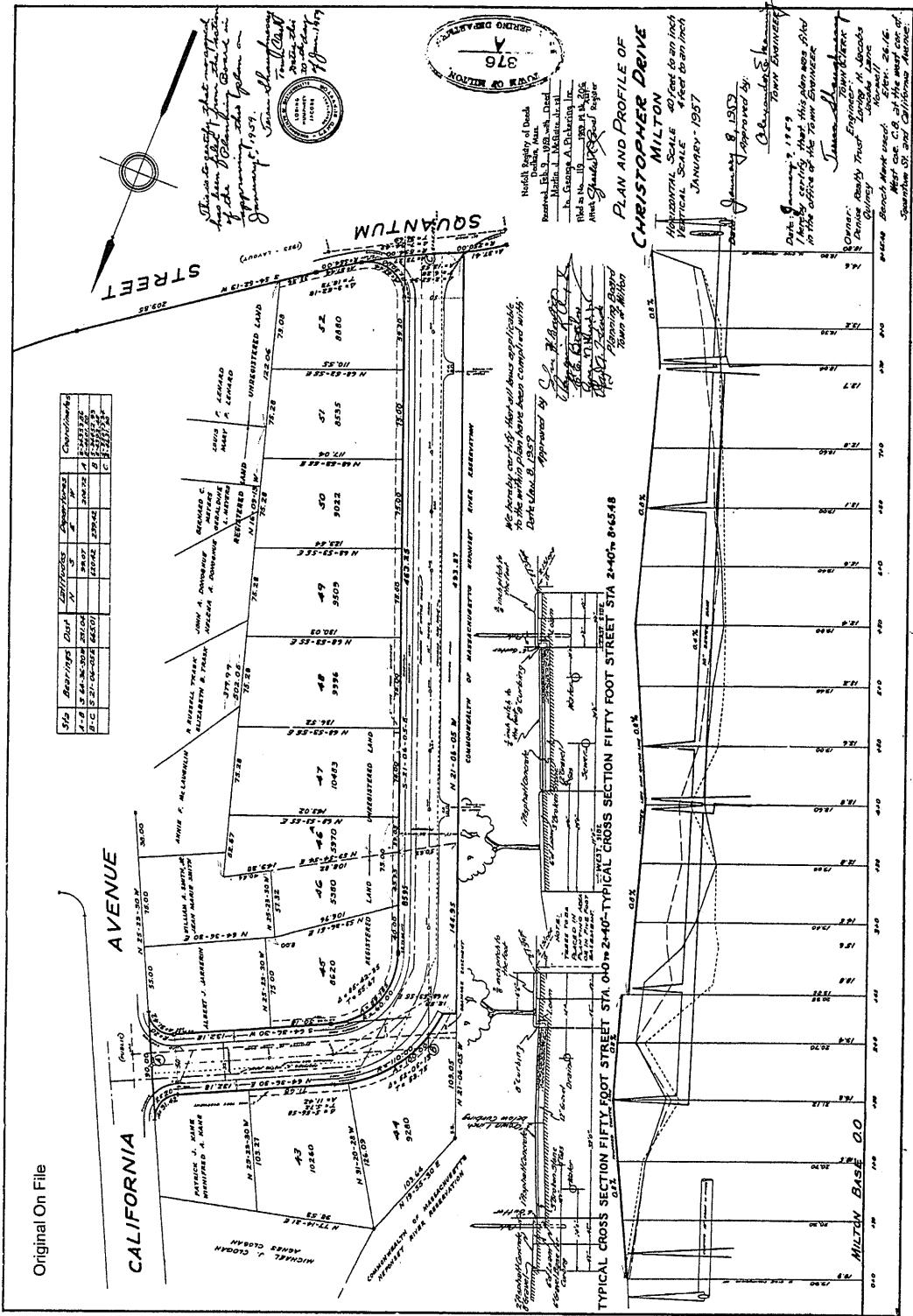
On this 2nd Day of August, 2017, before me, the undersigned notary public, personally appeared John E. Hosmer, and proved to me through satisfactory evidence of identification, which were Mass driver's license driver's licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



DAVID M. SPILLANE
Notary Public
Commonwealth of Massachusetts
My Commission Expires October 28, 2022


Notary Public 
My commission expires: 10-28-22

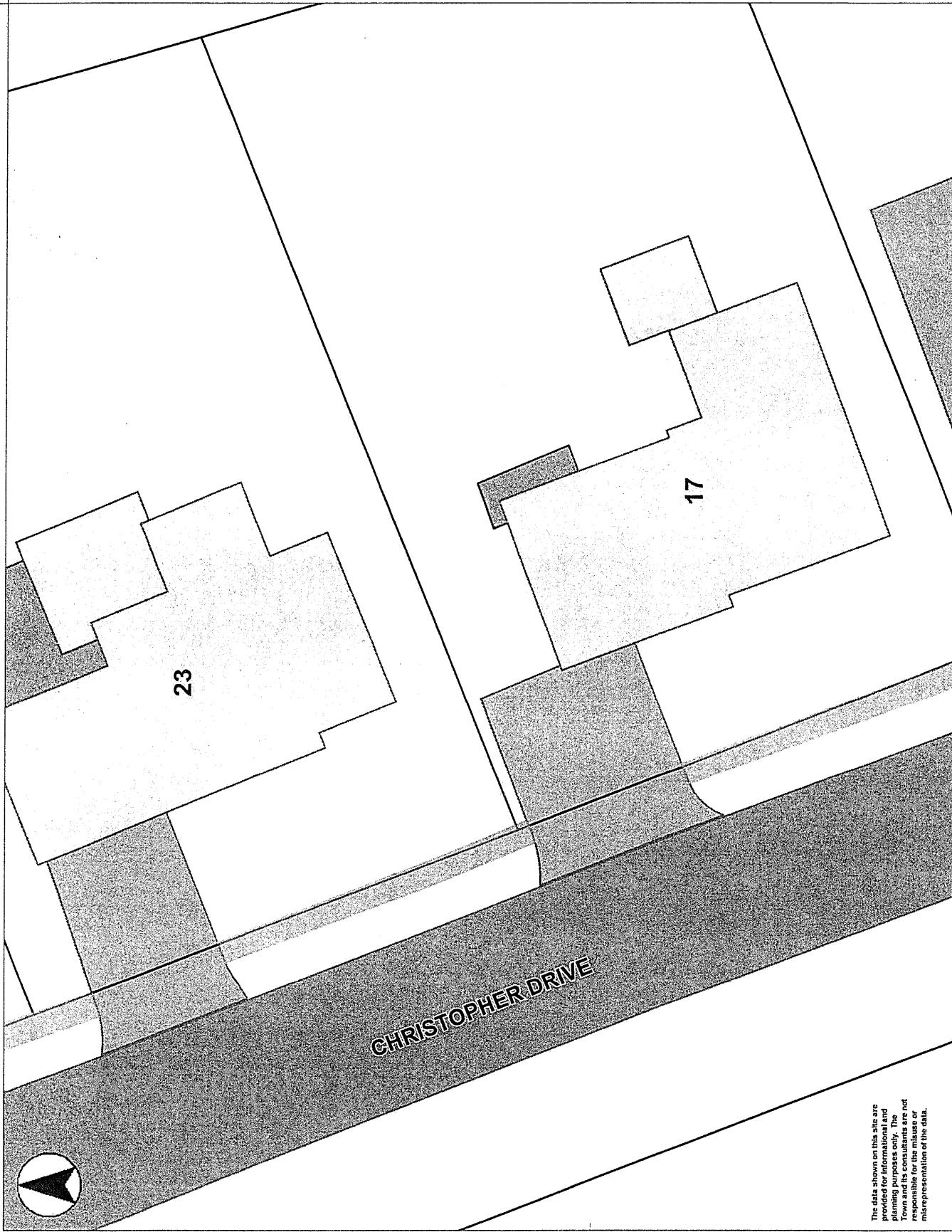
Original On File



MapsOnline Site

Printed on 12/05/2025 at 02:09 PM

0 25 50 ft



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

Unofficial Property Record Card - Milton, MA

General Property Data

Parcel ID	G 41 17	Account Number	0
Prior Parcel ID		Property Location	17 CHRISTOPHER DR MILTON
Property Owner	NGUYEN RYAN LONGGIAO & TRACY U NGUYEN TRUSTEES 17 CHRISTOPHER DR	Property Use	ONE FAM
Mailing Address	17 CHRISTOPHER DR	Most Recent Sale Date	11/1/2023
City	MILTON	Legal Reference	41490-479
Mailing State	MA	Grantor	NGUYEN RYAN LONGGIAO
Parcel/Zoning	RC	Sale Price	1
		Land Area	0.207 acres

Current Property Assessment

Card 1 Value	Building Value	286,200	Xtra Features Value	1,200	Land Value	468,200	Total Value	755,600
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Building Description

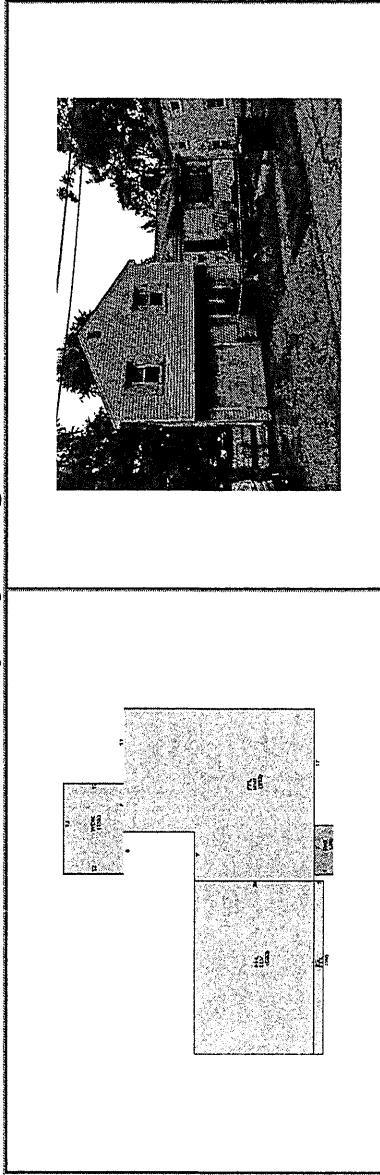
Building Style	SPLIT LEVL	Foundation Type	CONCRETE
# of Living Units	1	Frame Type	WOOD
Year Built	1959	Roof Structure	GABLE
Building Grade	AVERAGE	Roof Cover	ASPHALT SH
Building Condition	N/A	Siding	ALUMINUM
Finished Area (SF)	1802	Interior Walls	DRYWALL
Number Rooms	6	# of Bedrooms	3
# of 3/4 Baths	1	# of 1/2 Baths	0

Legal Description

Narrative Description of Property

This property contains 0.207 acres of land mainly classified as ONE FAM with a(n) SPLIT LEVL style building, built about 1959 , having ALUMINUM exterior and ASPHALT SH roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Dear Milton Building Department,

Re: Ryan family carport

Date: 10/2/2025

To: WHOM IT MAY CONCERN only consent to Milton Building Department on the subjeted issue Re: Nguyen family carport building structure

Dear Milton building department,

As requested by our new neighbor and friend, Ryan Nguyen who located at 17 Christopher Drive, Milton MA 02186 as we just moved into this new neighborhood, We hereby write this letter to state that we do not think this subjeted carport is interfering us. We keep our mutual respect to all our neighbors in this community. We reserve our right to have no any legal responsibility to this issue.

This letter is not allowed to revise by or show to anyone who is not permitted by me.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Yuan Xie(Betty)

11 Christopher Drive, Milton 02186

Email: bettyste75@gmail.com

Maureen Gelineau
35 Christopher Drive
Milton, MA. 02186

To Whom it may Concern,

I, Maureen Gelineau, owner of the property of 35 Christopher Drive would like it to be known that I have no opposition to the owners of 17 Christopher Drive for building a car port on their property on Christopher Drive.

Respectfully,

Maureen Gelineau

M. Parsekian & Associates, Inc.

29 Christopher Drive, Milton, Massachusetts 02186
(Phone) 617-501-8486 (Email) Mparsekian@mac.com

Date: 10/1/25

To: WHOM IT MAY CONCERN

Re: Nguyen family carport building structure.

Dear Milton building department,

In accordance with a request made by our neighbor and friend, Ryan Nguyen located at 17 Christopher Drive, Milton MA 02186. We give our approval and support for him to have a carport in his yard as currently built. They have been wonderful neighbors and a great asset to our community.

If you have any questions, please do not hesitate to contact me.

Sincerely,



617-501-8486 direct line