

December 30, 2025

A. Alexander Weisheit
aweisheit@k-plaw.com

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
AND BY FIRST-CLASS MAIL

Ryan Longgiao Nguyen & Tracy U Nguyen,
Trustees of the 17 Christopher Drive Realty Trust
17 Christopher Drive
Milton, MA 02186

Re: Failure to Comply with Milton Zoning Bylaw

Dear Mr. and Mrs. Nguyen:

This office serves as Town Counsel to the Town of Milton (the "Town"). The Town's Building Commissioner/Zoning Enforcement Officer (the "ZEO") has informed me that you have unlawfully constructed and maintained a carport at your property at 17 Christopher Drive (the "Property") which is located in the Town's Residence C zoning district. The ZEO has issued multiple written enforcement orders to you citing the following violations of the Massachusetts State Building Code and Milton Zoning Bylaw:

First, you have constructed the carport without first receiving a building permit from the Town in violation of the Massachusetts State Building Code, 780 CMR 51, which requires a building permit for any structure over 200 square feet. Additionally, the carport is located within the side yard setback which constitutes a continuing violation of the Town's Zoning Bylaws, § 275-10.3. B – Side Yards, which states that "No building of accessory use shall be erected or maintained ... within 8 feet of a side line in a Residence C district." The Building Commissioner has sent you two violation notices, on September 16, 2025 and November 12, 2025, with which, to date, you have failed to comply.

On behalf of the ZEO, please be advised that should you fail to remove the unlawful carport structure from your Property within (10) ten days of receipt of this letter, the Town may initiate a lawsuit against you seeking a court order compelling your compliance and assessing appropriate civil penalties.

Thank you for your immediate attention to this matter.

Very truly yours,



A. Alexander Weisheit

AAW/NKM/lmk
cc: Building Commissioner
Town Administrator

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