



TOWN OF BRISTOL RHODE ISLAND Bristol Building Board of Appeals

BUILDING OFFICIAL REPORT FOR:

FILE NO. **2025-01**

APPLICANT: David Ramos; Ramos Landscaping, LLC

PROPERTY OWNER: David Ramos; Ramos Landscaping, LLC

LOCATION: 670 Metacom Ave.

PLAT: 128

LOT: 15

ZONE: GB

PERMIT NUMBER: 60222

PERMIT APPLICANT: David Ramos

RELIEF REQUESTED:

The Applicant is seeking relief from the determination that the building, (Membrane Structure), that was installed without permits and has been determined to be unsafe, must be removed. Instead, the Applicant wishes to allow the building to remain temporarily while a larger development is planned, approved and carried out.

FINDINGS:

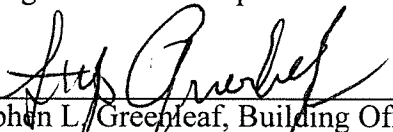
The building was constructed without permits. Due to the lack of a proper plan review process along with proper vetting of the prefabricated system, there cannot be any assurance of minimum structural safety. In addition, the building has not been inspected to determine proper wind ties at the base and the top of the shipping containers or how the membrane fabric is secured.

Planning and Zoning approval was never received for this structure as is required prior to permitting and construction.

If a proper Code Analysis was done as part of the permitting process, it is probable that this building requires toilet facilities per RI SBC-1 Table 2902.1.

RECOMMENDATIONS:

The building was allowed to remain, as a good faith gesture while Zoning and Planning issues were addressed. Following the Zoning Board Hearing on April 7, 2025, this office issued a formal Notice of Violation. The Applicant has promised to remove the structure multiple times since then. He removed the non-compliant deck and, later, the front face of the membrane structure but these small gestures do not address the main, illegal structure and acted only to delay its removal. It is my opinion that there is not significant hardship to warrant converting the existing illegal structure to a legal "temporary" one.


Stephen L. Greenleaf, Building Official

8/15/25