

Town of Bristol, Rhode Island

10 Court St.
Bristol, RI 02809

Melissa Cordeiro, Town Clerk

TOWN OF BRISTOL
COMMUNITY DEV.

2025 AUG -2 AM 2:16



APPLICATION TO LOCAL BUILDING CODE
APPEALS BOARD

1. Name of property owner: David Ramos; Ramos Landscaping, LLC
2. Address of property owner: 12 Ruth Avenue, Bristol, RI 02809
3. Address of property in question: 670 Metacom Avenue
4. Assessor's Map, Plat No. 128 Lot Nos. 15

Other description of property:

Location of Ramos Landscaping.

5. Attached hereto as part of this appeal (submit the following):
 - a. A copy of the decision of the enforcing authority.
 - b. A set of scaled drawings or other graphic documentation of all relevant details.
 - c. A brief narration setting forth the specific grounds for appeal and citing relevant section number of the applicable code or ordinance. (Note: The back of this application may be used for this purpose.)

NOTE: The above information must be submitted in full with the appeal application in order for a hearing to be scheduled.

I hereby depose and affirm that the above statements and the statements contained in the documents submitted herein are true.

Date: 8-1-2025

Signature: [Signature]

****The applicant will be charged for the required two weeks advertising of this meeting in the *Bristol Phoenix*.**

For official use only:

Received by: [Signature] Date: 8/1/25 File No.

BLISH & CAVANAGH
C O U N S E L L O R S A T L A W

TOWN OF BRISTOL
COMMUNITY DEV.

2025 AUG -2 AM 2:16

Joseph V. Cavanagh, Jr.
William R. Landry
Edmund L. Alves, Jr.
Scott T. Spear
Mary Cavanagh Dunn
Joseph V. Cavanagh, III
Christopher J. O'Connor
Matthew J. Landry

Commerce Center
30 Exchange Terrace
Providence, RI 02903-1765

Tel (401) 831-8900
Fax (401) 751-7542
www.blishcavlaw.com

Stephen L. Rosenbaum
Of Counsel

John H. Blish
(1986-2007)

August 1st, 2025

Building Code Board of Appeals
Town of Bristol
12 Ruth Avenue
Bristol, RI 02809

RE: 670 Metacom Avenue; Application for Temporary Structure
Appeal of Denial for Temporary Structure

Dear Members of the Board:

Our office represents David Ramos (d/b/a/ Ramos Landscaping) in connection with property located at 670 Metacom Avenue (A.P. 128, Lot 15). As you may know, Mr. Ramos has engaged in lengthy discussions with Town officials, particularly Building Department and Planning Department staff regarding the anticipated redevelopment and ongoing uses occurring on the Property (and adjoining property to the south) in connection with Mr. Ramos landscaping business. To that end, Mr. Ramos submitted a formal pre-application proposal to the Planning Department and was subsequently reviewed by the Planning Board on July 10th, 2025. A formal application for development plan review is anticipated on or before August 8th for a public hearing in September.

As part of the redevelopment of the Property, Mr. Ramos contemplates the removal of all existing "structures" located on Lot 15, excepting any lawful pre-existing storage areas or bays currently in use. Mr. Ramos is proposing to construct a warehouse/garage on Lot 16 to the south to be utilized for equipment storage, office space, and supporting uses for the landscaping operation. Lot 15 will be primarily utilized for materials storage as is consistent with its historic use.

During the pre-application hearing before the Planning Board in July, Mr. Ramos testified that use of an existing "covered" area for tools and equipment was necessary to facilitate the redevelopment and construction of the new permanent building on Lot 16. It was suggested that a temporary permit for the covered area may be necessary to allow its continued use for those purposes. Temporary Structures less than 400s.f. are permissible under the local Building Code and may be granted by the Board of Appeals for a period no more than one (1) year. See IBC, Sec. 3103.

Subsequent to the July 10th Planning Board hearing, the Building Official issued a letter to Mr. Ramos denying his request for a Temporary Permit for the covered storage area. As grounds for denial, Mr. Greenleaf cites § 23-27.3-124 (11) Unsafe Conditions, and § 23-27.3-124.2. Notice of Unsafe Conditions.

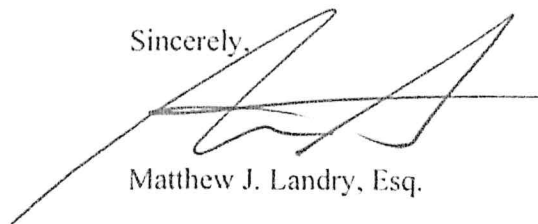
As you can see in the photographs attached as Exhibit A hereto, the area in question is has an open front facing entry and is comprised of removable metal poles affixed to two (2) storage contains. Neither container is affixed to the ground and is removable. Both containers – and the covered area – house valuable equipment and tools used in connection with the landscaping business. The canopy and materials themselves are designed for temporary use on construction and materials sites and come packaged in a small rectangular box (pictured in photograph). Following early discussions with Mr. Greenleaf, Mr. Ramos has ceased using or occupying this covered area.

As set forth more fully above, Mr. Ramos has submitted a formal redevelopment plan to the Town that contemplates the removal of this covered area following approval of the plans. Over the last year, Mr. Ramos has assembled a team of professionals, including the undersigned legal counsel and Principe Engineering to advise and development and appropriate plan of development for the property that will bring it in line with the Metacom Overlay District.

Respectfully, Mr. Ramos is requesting the Board of Appeals overturn the denial of the Building Official and issue a temporary permit for the covered area. Doing so will allow Mr. Ramos to proceed with the development plan expeditiously and make modifications to the site in accordance with the plans. As grounds for this request, Mr. Ramos, by and through Principe Engineering has performed an inspection of the subject area to ensure there are no present or imminent threats to public health or safety. The structural integrity has been verified by a duly licensed structural engineer who has concluded there are no hazardous conditions (See Report attached as Exhibit B).

We look forward to presenting our findings to the Board on August 28th.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', written over a horizontal line.

Matthew J. Landry, Esq.

Enclosures

Stephen Greenleaf

From: Matthew Landry <mjl@blishcavlaw.com>
Sent: Friday, August 1, 2025 4:16 PM
To: Stephen Greenleaf
Cc: Amy Goins; Diane Williamson
Subject: Re: Board of Appeals Application,

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Mr. Greenleaf, attached is the photograph that was referenced in my letter. You should have also received a copy of the structural engineer's report - I will forward hard copies to your office next week as they should have been included in the package Mr. Ramos submitted.

Regards,



BLISH & CAVANAGH

30 Exchange Terrace, Providence, RI 02903

MATTHEW J. LANDRY | ATTORNEY
P 401-831-8900 | F 401-751-7542
mjl@blishcavlaw.com | www.blishcavlaw.com

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On Aug 1, 2025, at 3:17 PM, Stephen Greenleaf <sgreenleaf@bristolri.gov> wrote:

Matt,

I am in receipt of the Application and will proceed to formalize the meeting for August 28th at 6 PM. The application mentions an exhibit with photos which did not arrive with it. Please get that exhibit to us early next week so the application is complete when we proceed to advertise, etc.

I am attaching the application here for Amy and Diane's information. Enjoy your weekend.

Steve

Stephen Greenleaf, RA, CBO | Building Official

Town of Bristol, Rhode Island

235 High Street, Bristol, RI 02809

P: 401-253-7000 (*ext. 127*) | M: 401-536-5316

sgreenleaf@bristolri.gov

<Building Code Appeals Board Application-670 Metacom Ave.pdf>



ENGINEERING DIVISION
27 Sakonnet Ridge Dr
Tiverton, RI 02878
401.816.5385

August 14, 2025

Stephen Greenleaf, RA CBO
235 High Street
Bristol, RI 02809
401.253.7000 ext. 127
Sgreenleaf@bristolri.gov

**RE: 670 Metacom Avenue – Temporary Membrane Structure
AP 128 – Lot 15
Bristol, RI 02809**

Dear Mr. Greenleaf,

I hope this letter finds you well. I am writing to provide my feedback regarding the temporary membrane structure recently installed by my client, and manufactured by TMG Industrial, located at the above referenced site. The structure in question is a 30' x 40' "Shelter Pro Series" unit.

Upon review, I can confirm that the structure appears to have been constructed in accordance with the manufacturer's instructions. The sides of the structure are supported by steel shipping containers, and the trusses are fastened to the top of these containers using steep clips that are welded securely in place. The trusses are spaced approximately 4 feet on center, providing a stable framework.

The back and front walls of the structure are bolted to a monolithic concrete pad that forms the floor area of the installation. Notably, the back wall has no openings, which contributes to the overall stability of the structure. It is important to mention that the sheathing on the front wall has been removed to comply with egress requirements. While this creates a potential concern for uplift due to the open front, my assessment indicates that in the event of significant uplift forces, it is likely that the fabric would tear before any critical structural failure occurs.

I reached out to the manufacturer regarding any engineering specifications for the mounting of the structure. Unfortunately, they informed me that there are no such specifications available. However, based on my evaluation, I believe the existing design and mounting methods are adequate for the intended use and present no safety hazards or risks to the public or surrounding properties.

Should you require any further information, clarification, or wish to discuss the report in detail, please do not hesitate to contact me at 401.816.5385 or Tom@PrincipeEngineering.com. I am more than willing to collaborate and ensure that all necessary protocols are followed for the safety and compliance of this structure.

Thank you for your attention to this matter.

Best,

A handwritten signature in black ink, appearing to read 'TJ Principe, III, PE'. The signature is stylized with a large, sweeping 'P' and 'J'.

Thomas J. Principe, III PE
President

