

AMENDED PETITION OF 594-596 THAMES STREET, LLC, Applicant & Owner, 594-596 Thames Street, TAP 35, Lot 213, (Limited Business Zone) for dimensional variances to alter an existing nonconforming development, (parking space non-conformity), by constructing an addition to the rear of the existing structure, increasing lot coverage from 46% to 60.3% (50% allowed); providing 2 parking spaces, (12 spaces required); and seeking a variance from the commercial parking standards regarding aisle width and backing into a public right of way.

AMENDED
SUMMARY OF PROPOSED ALTERATIONS

The Applicant seeks relief under the following provisions of the Zoning Code:

Section 17.72.030 (E)	Alteration to Nonconforming Development
Section 17.108.020	Variances
Section 17.52.050	Lot Coverage – Limited Business Zone
Section 17.104.040 (D)	Parking Space Design Standards/Commercial Parking Requirements
Section 17.104.020	Parking Space Standards (Variance for required number of spaces)

The Applicant proposes to construct a two story addition on the rear of the existing building. The footprint of the addition will be 500 square feet and will increase lot coverage from 1,477 square feet (46%) to 1,935 square feet (60.3%). The purpose of the addition on the first level is to expand the service area and create a small function space for “The Protective Club” which is a longstanding restaurant/private club. The second floor of the addition will be used to create a new one bedroom dwelling unit.

The proposed addition will be constructed over an area where there has historically been a driveway providing one parking space. Thus, there will be limited increase to impervious surface.

The property currently has 710 square feet of guest service area on the first floor and a dwelling unit on the second floor, requiring a total of seven (7) on-site parking spaces, where one (1) is provided. The “grandfathered” parking non-conformity is six (6) spaces. The proposed expansion will result in a total of 1,129 square feet of guest service area on the first floor, requiring eight (8) parking spaces and two (2) dwelling units on the second floor, requiring four (4) parking spaces, for a total on-site requirement of twelve (12) parking spaces.

A new driveway is proposed along the eastern boundary of the parcel, which preserves the existing single parking space and adds a second. Thus, the total required spaces of twelve (12) is reduced by the existing six (6) space non-conformity and reduced by the two (2) proposed on-site spaces, resulting in a parking space variance request of four (4) spaces.

The proposed new driveway calls for stacked parking of two vehicles and backing into the public right of way. Accordingly, variances are also required from the applicable commercial parking standards.

The overall purpose of this project is to upgrade and expand a longstanding club in the Limited Business Zone and create a new dwelling unit. The property is surrounded by a mix of commercial and residential uses. The project will be harmonious with the neighborhood and will not be injurious to the surrounding area or inconsistent with the purpose and intent of the Limited Business Zone.

HOW DOES YOUR AMENDED APPLICATION
MEET THE REQUIRED STANDARDS FOR VARIANCE(S) OR SPECIAL USE PERMIT(S)?

The existing parcel is a conforming lot of record containing 3,207 +/- sf of land. At this size, it is impossible to provide sufficient area to completely meet the parking requirements under the code for the existing uses. Nor is it large enough to provide the necessary parking to accommodate the reasonable expansion of existing uses. The existing building is just under the permissible lot coverage limit of 50%. As a result, any modification or addition to the structure require will require a variance for lot coverage. Because of the conditions and circumstances that are peculiar to this property, the Applicant seeks the requested relief.

The subject property is in the heart of the lower Thames Street commercial corridor at the corner of Thames Street and Mcallister Street. The property is bounded by Thames Street to the west, commercial property to the north and residential properties to the east and Mcallister Street to the south.

Based on feedback from the neighbors, the Applicant has made modifications to the design to mitigate noise and other impacts. The door on the rear of the new addition will be converted to a solid door for emergency egress only. A series of windows on the first floor of the rear addition, to the north of emergency exit have been removed, and the remaining first floor windows have been reduced in size.

The proposed expansion of the existing uses and the relief sought by the Applicant will not be injurious to, or create a burden for abutting property owners, will be harmonious with the neighborhood, and will be appropriate for this area of the Limited Business Zone.

594-596 Thames Street
TAP: 35, Lot: 213

Amended
Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft)	3,207	3,000	3,207
Coverage Area (sq. ft)	1,477	1,603.5	1,935
Lot Coverage (%)	46%	50%	60.3%
Dwelling Units	1	2	2
Parking (# of spaces)	1	12	2
Front Setback (ft.) Thames St McAllister St.	0' 0'	0' 0'	0' 0'
Side Setbacks (ft.) North East	1.1' 20' +/-	0' 0'	1.1' 20' +/-
Rear Setback (ft.)	N/A	5'	N/A
Height (ft.)	24.7'	45,	24.7'

PROTECTIVE CLUB
596 THAMES STREET
NEWPORT, RI 02840

'SCHEMATIC SET'

SHEET LIST	
Sheet Number	Sheet Name
A0	COVER
A101	SITE PLAN PROPOSED
A111	EXISTING FLOOR PLANS
A112	PROPOSED FLOOR PLANS
A211	FRONT ELEVATION (WEST)
A221	SIDE ELEVATION (SOUTH)
A231	REAR ELEVATION (EAST)
A241	SIDE ELEVATION (NORTH)



CHRIS FAGAN
T: 401-855-4873
E: FAGAN1@GMAIL.COM
W: FAGAN-DESIGN.COM
A: PO BOX 774
NEWPORT, RI 02840

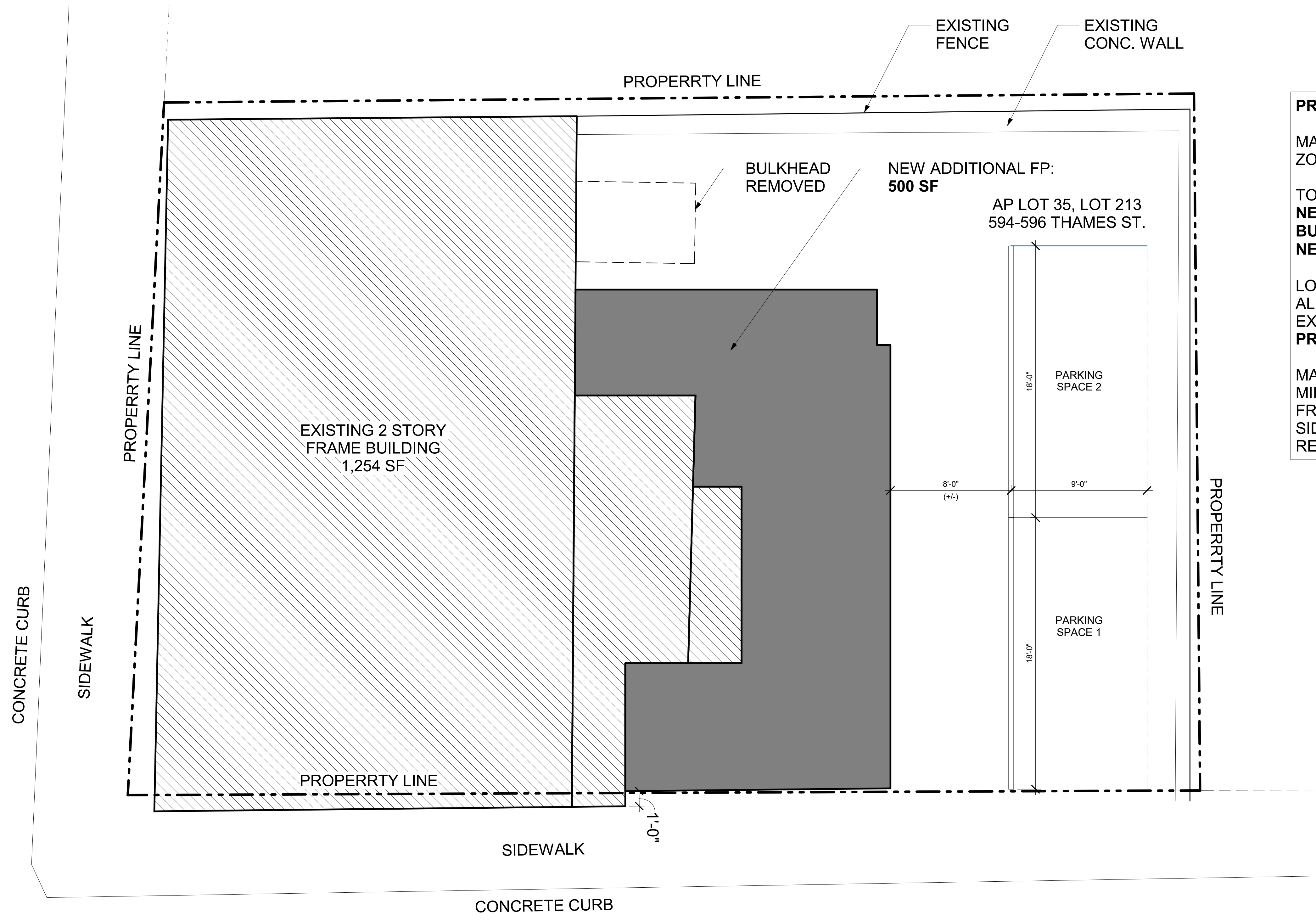
PROTECTIVE CLUB

596 THAMES STREET - NEWPORT, RI 02840

DESCRIPTION: COVER		
SCALE:		PAPER: 24"x36"
DATE:	12/22/2025	"SCHEMATIC SET"

A0

THAMES STREET



PROPOSED SITE INFO:

MAP / LOT	35 / 213
ZONE:	LB
TOTAL EXTG FP:	1,477 SF
NEW ADDITION FP:	500 SF
BULKHEAD REMOVAL:	-42 SF
NEW TOTAL FP:	1,935 SF
LOT SIZE:	3,207 SF
ALLOWED COVERAGE:	50%
EXISTING COVERAGE:	48.8%
PROPOSED COVERAGE:	60%
MAX HT =	45'
MIN. SETBACKS	
FRONT =	0'
SIDE =	0'
REAR =	5'

① SITE PLAN PROPOSED
1/4" = 1'-0"

MCALLISTER STREET

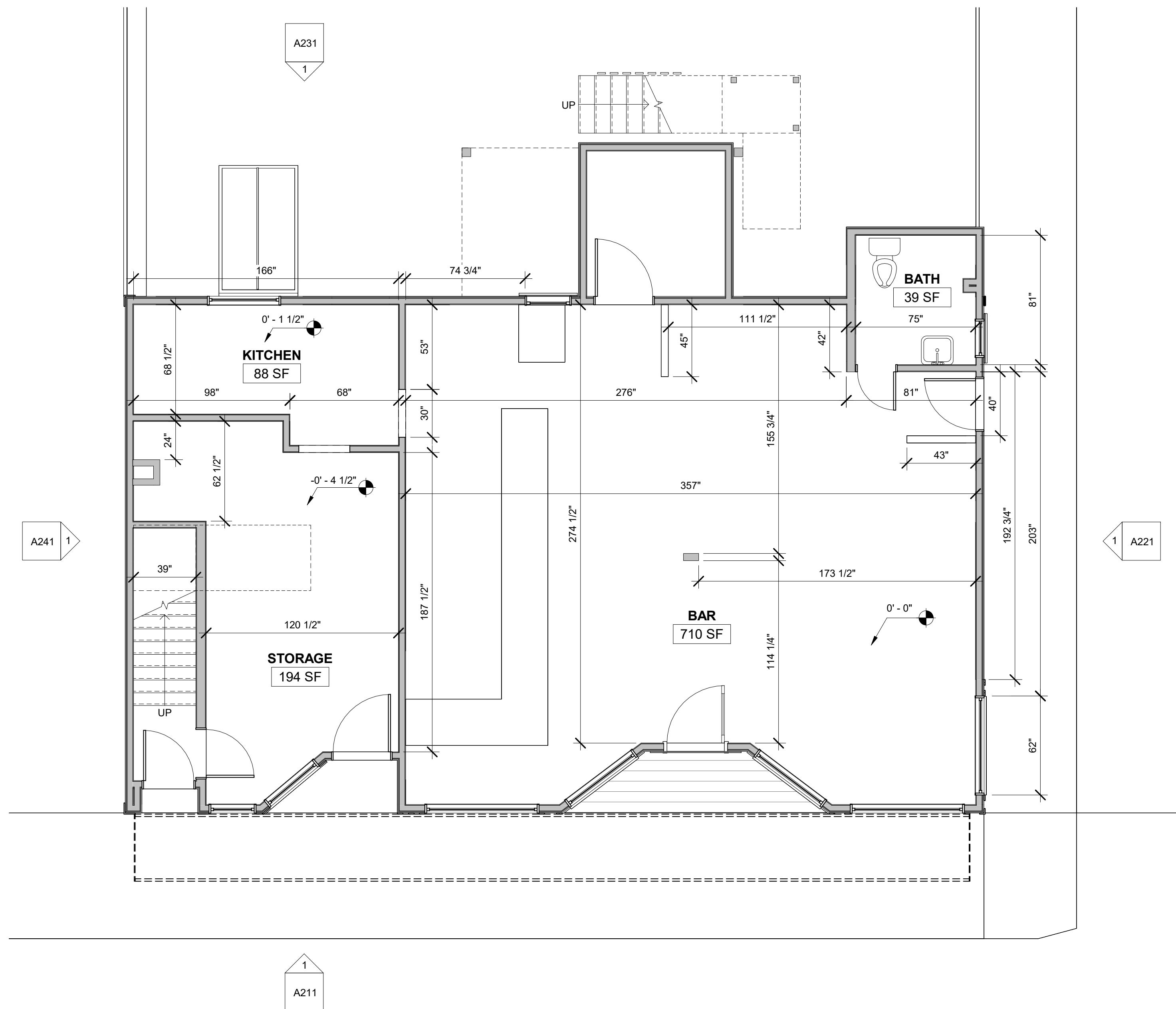


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 W: FAGAN-DESIGN.COM
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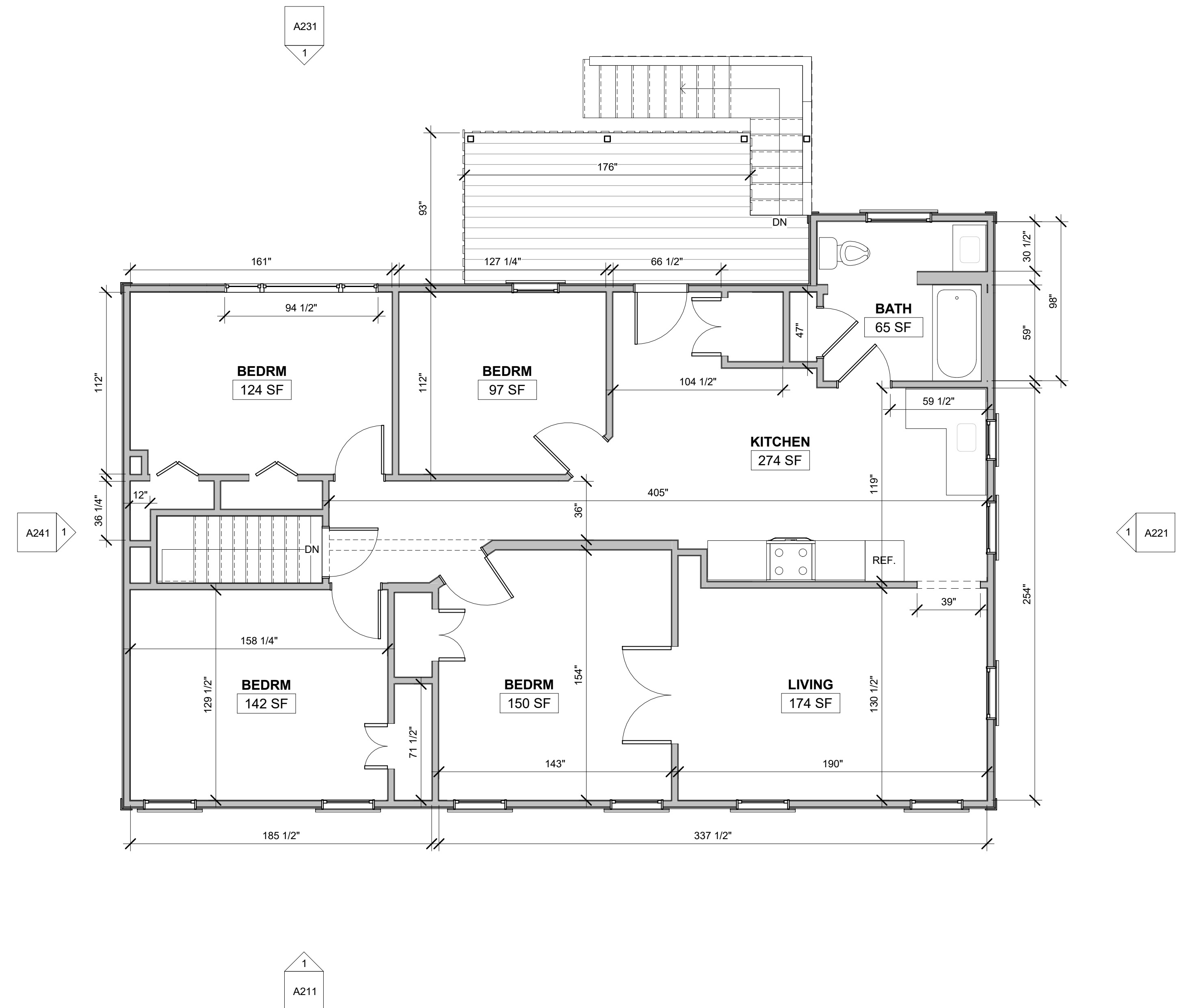
PROTECTIVE CLUB
 596 THAMES STREET - NEWPORT, RI 02840

DESCRIPTION: SITE PLAN PROPOSED		
SCALE:	1/4" = 1'-0"	PAPER: 24"x36"
DATE:	12/22/2025	"SCHEMATIC SET"

A101



② 1ST FLOOR PLAN EXTG
1/4" = 1'-0"



① 2ND FLOOR PLAN EXTG
1/4" = 1'-0"



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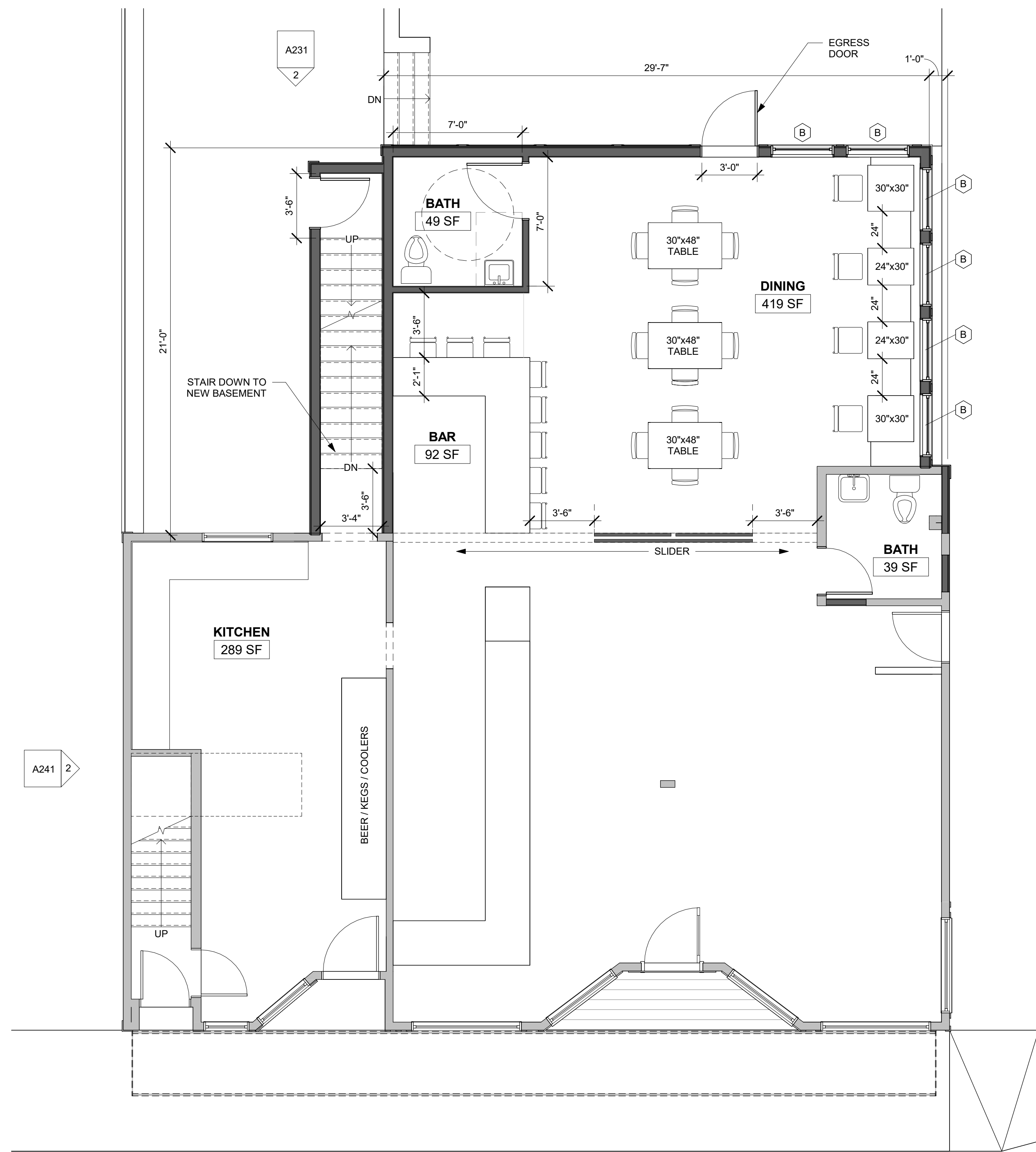
596 THAMES STREET - NEWPORT, RI 02840

DESCRIPTION: EXISTING FLOOR PLANS

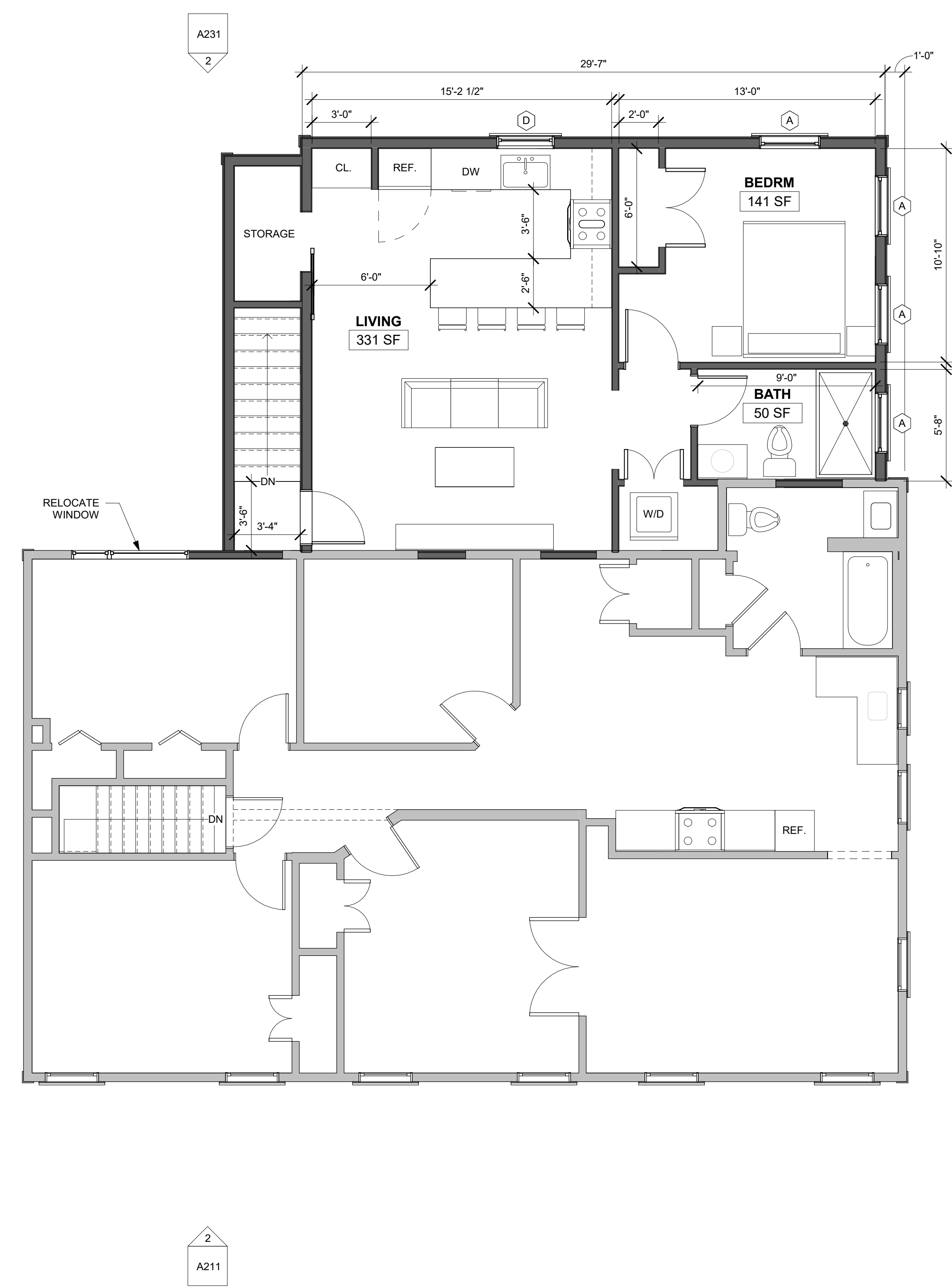
SCALE:	1/4" = 1'-0"	PAPER: 24"x36"
DATE:	12/22/2025	"SCHEMATIC SET"

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WINDOW SCHEDULE						
Type Mark	Count	Width	Height	Description	Manufacturer	Comments
A	4	3' - 1"	4' - 11"	DOUBLEHUNG	PELLA	EGRESS
B	6	3' - 5"	4' - 11"	FIXED	PELLA	
C	6	3' - 5"	1' - 5"	FIXED	PELLA	
D	1	2' - 11"	3' - 5"	CASEMENT	PELLA	



1 1ST FLOOR PLAN PROPOSED
1/4" = 1'-0"



2 2ND FLOOR PLAN PROPOSED
1/4" = 1'-0"



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DESCRIPTION: PROPOSED FLOOR PLANS

SCALE:	1/4" = 1'-0"	PAPER: 24"x36"
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