

Portsmouth, NH 03801

Tel: (603)-610-7235

From: Mark Bodi <mmbodi@gmail.com>
Sent: Wednesday, June 18, 2025 9:10 PM
To: Izak Gilbo <igilbo@portsmouthnh.gov>
Cc: mmbodi@gmail.com <mmbodi@gmail.com>
Subject: Administrative approval request

You don't often get email from mmbodi@gmail.com. [Learn why this is important](#)

Mr. Izac Gilbo
Planning & Sustainability Dept.
City of Portsmouth
City Hall
1 Jenkins Ave.
Portsmouth, NH 03801

RE: HDC Extension approval for project located 121 State St.
Dear Izak,

I write to respectfully request a one year Historic District Commission (HDC) administrative approval extension for the above captioned project. This approval was originally issued in July of 2024. Please advise if you require any additional information or materials. Thank you.

(Kindly confirm receipt of this email.)

Sincerely,
Mark M. Bodi

Mark M. Bodi
mbodi@icloud.com

Sent from my iPad

121 STATE STREET DECK RENOVATION



HDC
PUBLIC HEARING

SCOPE OF WORK NARRATIVE

- 1. REBUILD DECK WITH NONCOMBUSTIBLE MATERIALS (STEEL WITH WOOD TRIM); EXTEND FRONT EDGE 3' 10" FURTHER OUT TOWARDS SHEAFE STREET
- 2. ADD PERGOLA AT DECK

DRAWING LIST

- HM0.1 COVER
- HM0.2 EXISTING CONDITIONS
- HM0.3 CONTEXT
- HM1.1 PLANS
- HM2.1 ELEVATION-SECTION
- HM2.2 MATERIALS
- HM3.0 VIGNETTES
- HM3.1 VIGNETTES
- HM3.2 3D AXONOMETRIC

121 State Street - deck expansion
Owner: ONE HUNDRED TWENTY ONE TWENTY THREE STATE STREET CONDOS

Zoning Summary
5/24/2024

Zone CD4	Total area for whole lot, both condo's			
	Allowed	Existing	Proposed	Change
Lot size (sf)	NR	2,614	2,614	0
building footprint, max	15,000	1,789	1,789	0
deck & stair footprint		427	508	81
parking area open to sky, pavers		549	490	-59
Open space (landscaping)		46	41	-5
Open Space, min	10.00%	1.76%	1.57%	-0.19%
Building Coverage, max	90.00%	84.77%	87.87%	3.10%
Setback, side	NR	NR	NR	NR
Setback max ft, Primary Front (State St)	10	0	0	0
Setback max ft, Secondary front (Sheafe St)	15	13.67	9.83	-3.84
Setback rear min, 5'	n/a	n/a	n/a	n/a

HM0.1

COVER
121 STATE STREET

SCALE:
05/24/2024





HM0.2 **EXISTING CONDITIONS**
121 STATE STREET

SCALE:
05/24/2024



DANIEL STREET



DANIEL STREET



CHAPEL STREET



CHAPEL STREET



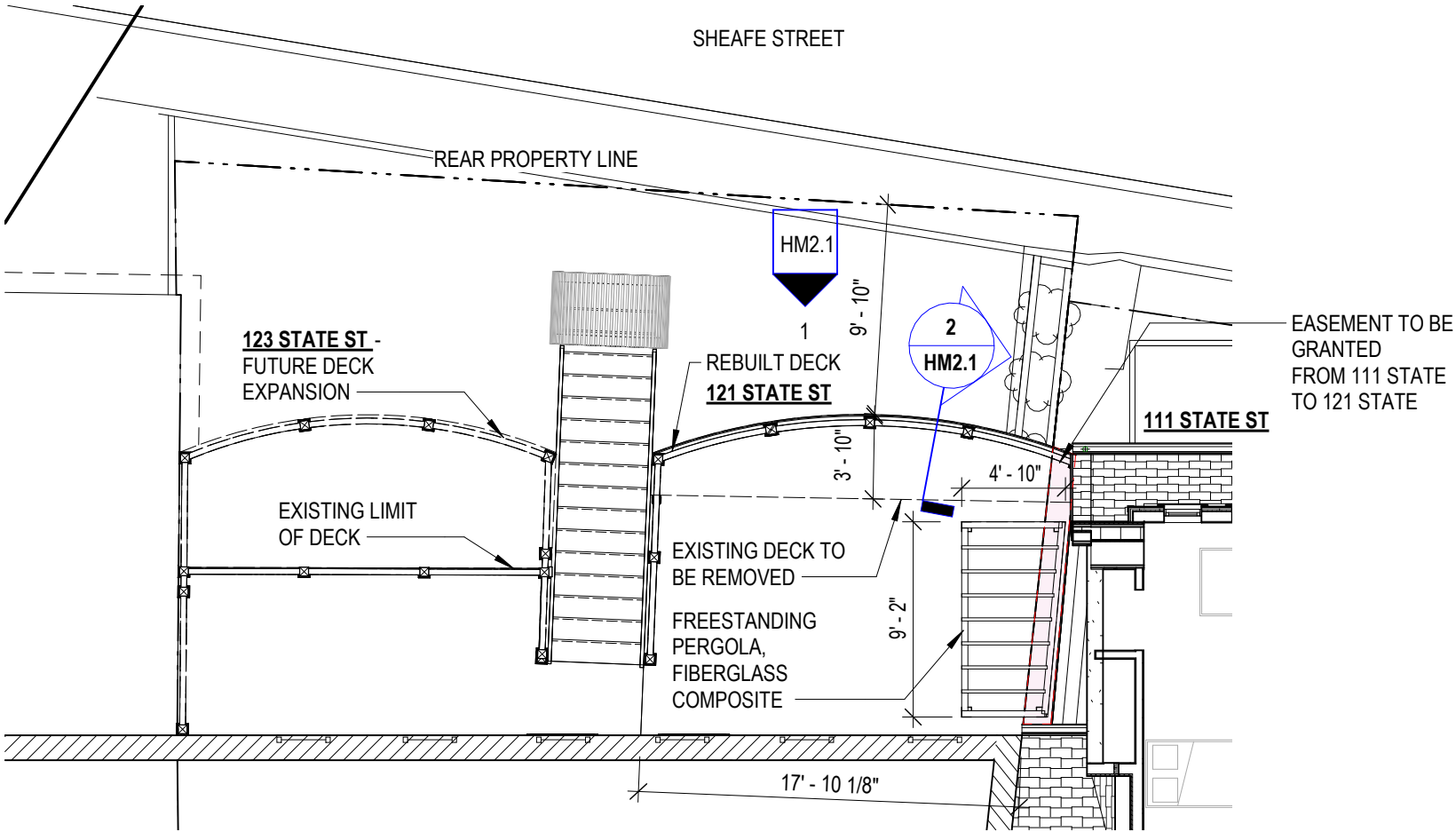
COURT STREET



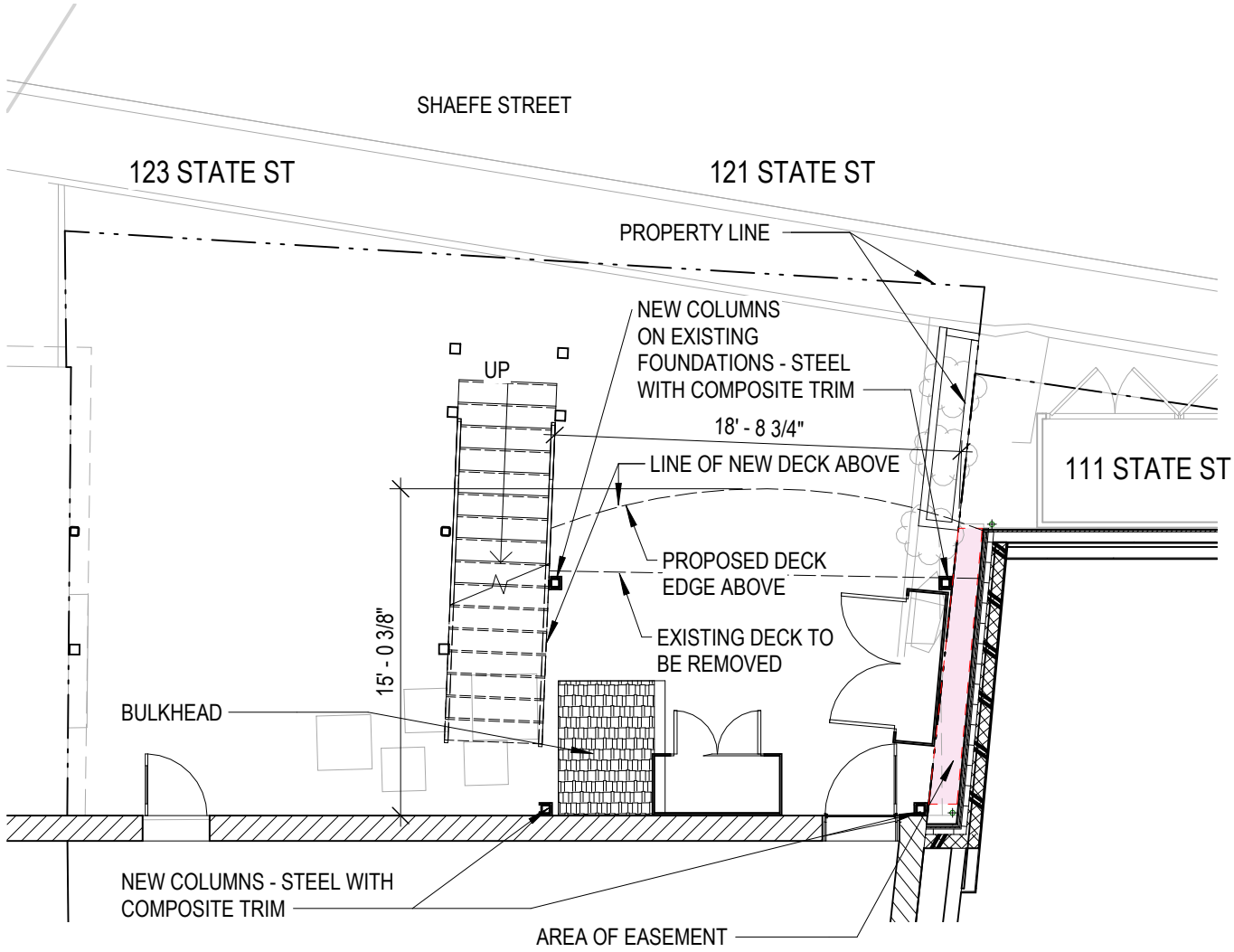
CHAPEL STREET

HM0.3 **CONTEXT**
121 STATE STREET
 SCALE:
 05/24/2024

NOTE: FUTURE EXPANSION OF 123 STATE ST DECK IS FOR REFERENCE ONLY, AND IS NOT PART OF THIS APPLICATION FOR 121 STATE STREET DECK.

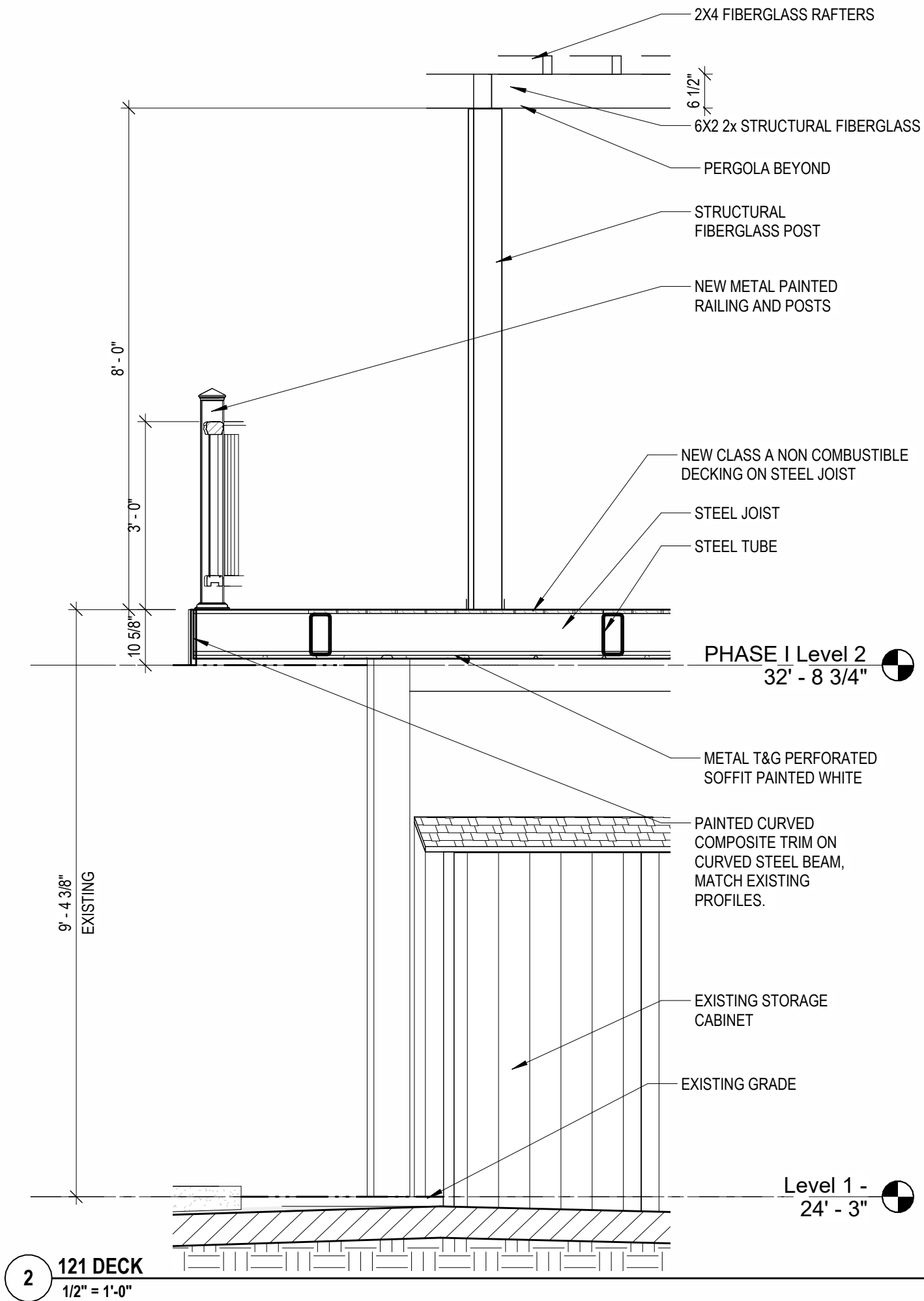


2 ROOF PLAN AT DECK
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

HM1.1 PLANS
121 STATE STREET
SCALE: 1/8" = 1'-0"
05/24/2024



1 NORTH - SHEAFE ST ELEVATION
1/8" = 1'-0"

HM2.1 ELEVATION-SECTION 121 STATE STREET

SCALE: As indicated
05/24/2024

FREESTANDING PERGOLA - STRUCTURAL FIBERGLASS COMPOSITE, OWENS CORNING

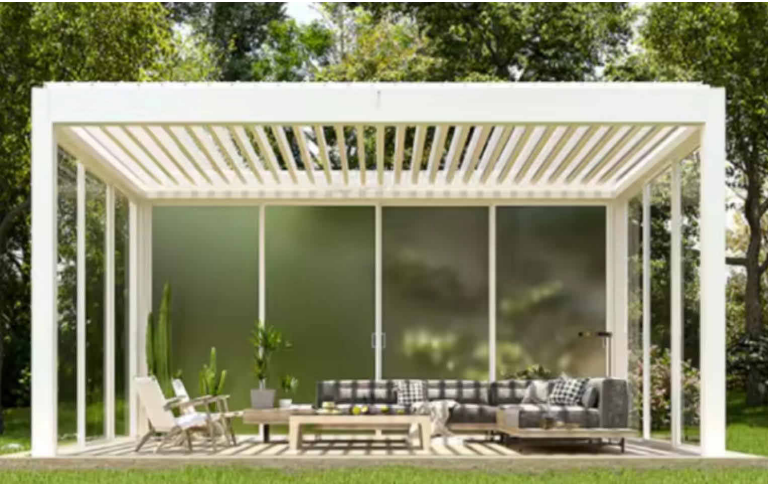
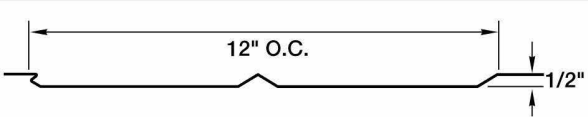
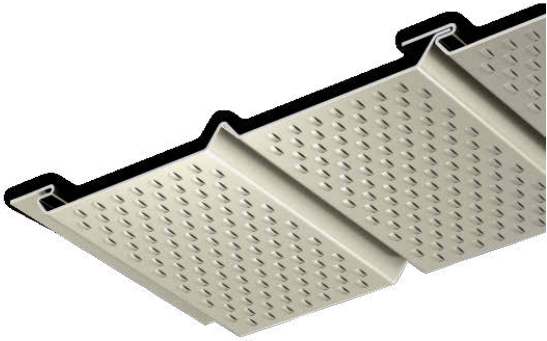


Figure 1. Owens Corning® (OC™) Lumber



STRUCTURAL POSTS
A high-performance composite alternative designed to enable resilient and durable structures.

METAL SOFFIT:
Painted Aluminum, PAC-CLAD PETERSEN PAC-750



DECKING: BAMBOO COMPOSITE,
MOSO® Bamboo Lumbe



Nominal: 1 x 6
Actual Size: 3/4\"/>

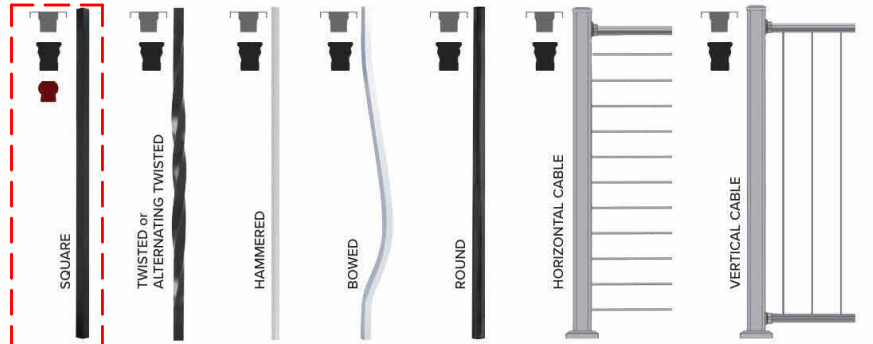


Decking Board

METAL RAILING: KEY-LINK



INFILL OPTIONS



KEY-LINK'S STANDARD COLOR OPTIONS



KEY-LINK'S SPECIAL ORDER COLOR OPTIONS*



KEY-LINK'S COASTAL UPGRADE COLOR OPTIONS*



STANDARD PROFILES



CHOOSE FROM BLACK PLUS 8 COLORS



Standard colors

Special colors

HM2.2 MATERIALS
121 STATE STREET

SCALE:
05/24/2024

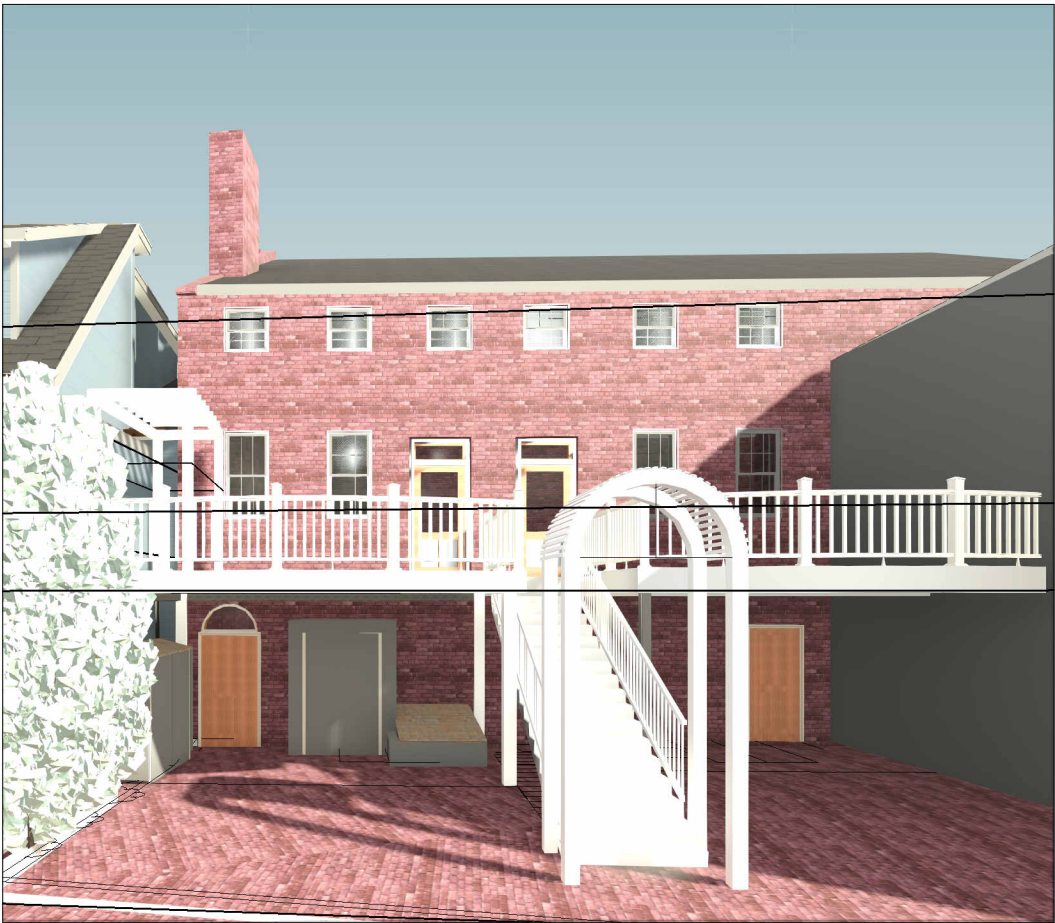


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HM3.0 **VIGNETTES - PROPOSED**
121 STATE STREET
SCALE:
05/24/2024

NOTE: FUTURE EXPANSION OF 123 STATE ST DECK IS FOR REFERENCE ONLY, AND IS NOT PART OF THIS APPLICATION FOR 121 STATE STREET DECK.



2 121 STATE DECK ACROSS SHEAFE HDC FUTURE DEVELOPMENT



1 121 STATE STREET DECK FROM SHEAFE W FUTURE DEVELOPMENT

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1 AXONOMETRIC, NE PROPOSED