



City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

TO: Zoning Board of Appeals
FROM: Planning, Preservation, & Zoning (PPZ) Staff
SUBJECT: 17 Hudson Street, ZP26-000009
POSTED: February 24, 2026

RECOMMENDATION: Deny (Uphold ISD's Decision)

Staff memos are used to communicate background information, analysis, responses to public comments, review of statutory requirements and other information from the PPZ staff to the Review Board members.

This memo summarizes the Administrative Appeal submitted for 17 Hudson Street and provides analysis or feedback as necessary. The application was deemed complete on February 9, 2026, and is scheduled for a public hearing on March 4, 2026. Any Staff recommended findings, conditions, and decisions in this memo are based on the information available to date prior to any public comment at the scheduled public hearing.

LEGAL NOTICE

Denise Provost seeks an Administrative Appeal of the Building Official's issuance of Building Permits B25-000072 and B25-000077.

SUMMARY OF PROPOSAL, GROUNDS FOR APPEAL

This appeal was filed in conjunction with Administrative Appeal Permit # ZP25-000094.

ZP25-000094 addresses the foundation permits filed for the proposed development at 17 Hudson Street. This appeal addresses the "vertical" permits for the site at 17 Hudson Street. The argument for both appeals is the same.

Please refer to the staff memos and submitted materials for ZP25-000094 for full analysis, linked below.

- [Staff Memo \(dated 11/26/2025\)](#)
- [Supplemental Staff Memo \(dated 01/30/2026\)](#)
- [Submitted Materials](#)