OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

DECISION

NORA BROWN - NACMIAS LAW FIRM PPLC 592 PACIFIC STREET NEW YORK,NY 11217	**Summons No:** 039151750K et al. (1 Summons) DEPT OF BUILDINGS, -against- FRANZ KIPPES **Hearing Date:** 09/08/2026 **Hearing Location:** Remote **Type of Hearing:** By Telephone

Total Penalty Amount:**$1,250.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039151750K	Sustained	06/23/2025	58-56 MASPETH AVENUE Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B201	28-105.1	Sustained	$1,250.00

Findings of Fact & Conclusions of Law

Nora Brown appeared on behalf of Respondent Franz Kippes.

Rafeenah Khairrullah, Esq. appeared on behalf of Petitioner, Dept. of Buildings.

Petitioner charges AC 28-105.1. Class 2. Work without a permit. Petitioner alleges at exposure no. 3, a 3 ft building extension with a 6" x 6" I beam protruding through the wall at exposure no. 4 at the rear of the building and supported by another 6" x 6" beam and connected with a 3 inch beam attached to the façade at exposure no. 3 at a height of 10 ft.

Ms. Brown states respondent denies the allegation with no rebuttal. The respondent did not produce any evidence of correction.

I do not credit respondent's denial. I credit petitioner's evidence and find respondent in violation.

Accordingly, this summons is sustained and a standard penalty of $1,250.00 is imposed.

09/16/2026

09/16/2026

Deborah Mbabazi, Judicial Hearing Officer **Date**