



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons No: 039185511Z et al. (1 Summons) DEPT OF BUILDINGS, -against- LUO, MAN Hearing Date: 06/30/2026 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
039185511Z	Sustained	04/17/2026	9-29 124 STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B263	28-204.4	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

DEANNA BURBRIDGE, ESQ., appeared for the Department of Buildings (DOB), the petitioner here. PHOEBE DOSSETT, ESQ., appeared for the respondent. The summons alleges upon inspection of, or related to, the respondent's property, the inspector realized that respondent had failed to comply with the Commissioner's Order to file a Certificate of Correction with respect to prior summons 039122364J, for which respondent was found liable. Thus, respondent was ordered to file a Certificate of Correction. Upon respondent's failure, the inspector issued this summons as a class 2 violation of section 28-204.4 of the Building Code.

Petitioner's counsel rested on the allegations contained within the four corners of the summons. I find that petitioner makes a

prima facie showing of the violation

Respondent's counsel denied liability for the summons but conceded that she possessed no additional information that can rebut petitioner's prima facie showing. Counsel also conceded that respondent had been found liable for the prior summons. Accordingly, I find that respondent has failed to establish a valid defense. I find respondent in violation, and I impose the applicable penalty.

The summons is sustained.



07/23/2026

07/23/2026

Velly Polycarpe, Judicial Hearing Officer

Date