



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: 039189073X et al. (1 Summons) DEPT OF BUILDINGS, -against- DAVID A. JONES Hearing Date: 07/22/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,250.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039189073X	Sustained	05/18/2026	432 VANDERBILT AVENUE Brooklyn

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

Findings of Fact & Conclusions of Law

The summons is sustained.

The Respondent, DAVID A. JONES, appeared by its counsel, Phoebe Dossett, Esq., Nacmias Law Firm, PLLC. The Petitioner, NYC DEPARTMENT OF BUILDINGS, appeared by its counsel, Daniel Brickman, Esq.

The summons alleges a Class 2 violation of NYC Administrative Code Section 28-105.1, for work without out a permit. The Issuing Officer specifically alleges in the violation details of the sworn summons that it was observed that in the rear yard there was a horizontal enlargement extended to the full lot which included wood framing, 10' x 23' x 20', with CMU walls as

foundation base and built close to the communication line.

Petitioner's counsel relied on the summons for Petitioner's main case.

Respondent's counsel denied the existence of the violating condition but did not produce any evidence or assert any affirmative defenses to the charge in the summons.

I find on Petitioner's credible case that the violating condition described in the summons existed as a Class 2 violation and the standard penalty for a Class 2 violation is imposed.

The summons is sustained.

Jamin Sewell

07/24/2026

07/24/2026

Jamin Sewell, Judicial Hearing Officer

Date