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: 039193744J et al. (1 Summons)** **DEPT OF BUILDINGS,** **-against-** **OTIS CHANCE** **Hearing Date: 10/14/2026** **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
039193744J	Sustained	06/25/2026	73 SOUTH 4 STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B202	28-301.1	Sustained	$1,250.00

Findings of Fact & Conclusions of Law

Phoebe Dosset appeared for the respondent and Maria Dollas appeared for the Petitioner.

The summons cites a violation of 28-301.1.

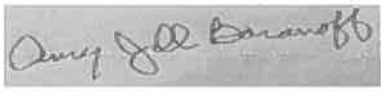
The Petitioner submitted photographs.

The respondent did not dispute the merits but submitted two permits as proof of timely correction.

She indicated that the job had been signed off and all that was needed was a certificate of correction.

The Petitioner did not recommend mitigation because the sidewalk shed permit did not necessarily address the allegations, and as to the façade work permit, it issued after the first hearing date.

I find the sworn account of the issuing officer to be credible, and that it establishes the charge. The respondent failed to set forth a valid legal defense. The summons is sustained. The standard penalty is imposed.



10/14/2026

10/14/2026

Amy Jill Baranoff, Judicial Hearing Officer **Date**