



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# : 039545065Y et al. (1 summonses)

DEPT OF BUILDINGS,

-against-

J&J DESIGNS INC

Hearing Date : 6/22/2026

Hearing Location : Remote

Type of Hearing : By Telephone

Total Penalty Amount : 2,500.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039545065Y	Sustained	09/18/2025	108-33 164 STREET, Queens

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B181	BC 3303.4 & 27-1018	Sustained	2,500.00

Total Penalty for Summons: 2,500.00

Findings of Facts & Conclusions of Law

Phoebe Dossett, Esq., appeared on behalf of the Respondent, J&J Designs Inc.

Deanna Burbridge, Esq., appeared on behalf of the Petitioner, DOB.

The summons alleges a Class 1 violation of NYC Building Code 3303.4, and Administrative Code 27-1018, failure to maintain adequate housekeeping.

Ms. Dossett denied the summons but made no rebuttal.

The summons is sustained.



06/23/2026

06/23/2026

Sean Gralton, Hearing Officer

Date