



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# : 039545719Y et al. (2 summonses) DEPT OF BUILDINGS, -against- ZSN DEVELOPMENT INC Hearing Date : 6/29/2026 Hearing Location : Remote Type of Hearing : By Telephone
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Total Penalty Amount :	2,500.00	Community Service(Hr):	Not Applicable
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SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039545719Y	Sustained	10/08/2025	436 BLAKE AVENUE, Brooklyn

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

Total Penalty for Summons: 1,250.00

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039545721N	Sustained	10/08/2025	436 BLAKE AVENUE, Brooklyn

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

Total Penalty for Summons: 1,250.00

Findings of Facts & Conclusions of Law

A hearing was conducted by telephone on June 29, 2026. Phoebe Dossett, Esq. appeared for the respondent. Henrietta Baidoo, Esq. appeared for the petitioner. Each summons alleged a violation of NYC Admin. Code sec. 28-204.4 in that the respondent failed to file a certificate of correction.

The petitioner rested on the summonses. The respondent's attorney moved to dismiss the summonses, arguing that the respondent failed to receive sufficient notice of the violations as the violation details section of each summons failed to list the violation number for which the certificate of correction should have been filed.

The petitioner argued in rebuttal that the remedy section of the summonses listed the correct violation number, thereby giving the respondent adequate notice.

I disagree with the respondent and find that listing the corresponding violation numbers in the remedy section instead of the violation details section to be a de minimis error. The respondent received sufficient notice as the corresponding violation numbers were correctly listed on each summons. I, therefore, credit the allegations in the summonses, uphold both summonses, and impose a penalty of \$1250 for each violation.

	06/29/2026
Chin Ho Cheng, Hearing Officer	Date