



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: 039540051K et al. (1 Summons) DEPT OF BUILDINGS, -against- DEVELOPMENT GROUP I VITAL Hearing Date: 02/24/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$2,500.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039540051K	Sustained	05/08/2025	33-10 38 AVENUE Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2P4	BC 3309.10	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

Taylor Barje appeared for Petitioner and stated she stands by the summons and submitted supplemental evidence (in file).

IO Rodriguez appeared for Petitioner and testified that per the 2014 Building Code which the permit was filed under respondent failed to provide roof protection extending 20 feet to the protect the adjacent properties roof.

Phoebe Dossett appeared for the respondent and had no evidence to rebut the Petitioner's case.

I credit the summons and find at time of inspection there was a violation of BC 3309.10. Summons is sustained.



02/25/2026

02/25/2026

Beth Badner, Judicial Hearing Officer

Date