



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: 039122943Y et al. (1 Summons) DEPT OF BUILDINGS, -against- SHI, JIA FEI Hearing Date: 12/09/2025 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
039122943Y	Sustained	08/16/2024	33-24 163 STREET Queens

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

Findings of Fact & Conclusions of Law

HENRIETTA BAIDOO, ESQ., appeared for the Department of Buildings (DOB) the petitioner here. PHOEBE DOSSETT, ESQ., appeared for the respondent. The summons alleges that upon inspection of respondent's property identified above, the inspector observed the 1-family dwelling containing multiple A/C split units; however, a search of DOB records revealed no electrical permit authorizing the work. Accordingly, the summons alleges a class 2 violation of section 28-105.1 of the Building Code for work without a permit.

Petitioner rested on the allegations contained within the four corners of the summons and the photographic and documentary evidence secured by the issuing inspector at the time of issuance. I find that petitioner makes an initial showing of the

violation.

Respondent's counsel denied liability for the summons, but also conceded that she possessed no additional information that can rebut petitioner's prima facie showing. In that light, I find that respondent has failed to establish a valid defense. Respondent's implementation of corrective measures was untimely. I find respondent in violation and I impose the applicable penalty.

The summons is sustained.



12/29/2025

12/29/2025

Velly Polycarpe, Judicial Hearing Officer

Date