



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: 039131591Y et al. (1 Summons) DEPT OF BUILDINGS, -against- RAMPERSAD, MEERA Hearing Date: 03/03/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$500.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039131591Y	Sustained	11/29/2024	115-50 134 STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B307	27-509, BC 3111.1 (2008 code) & BC 3112.1 (2014 code)	Sustained	\$500.00

Findings of Fact & Conclusions of Law

The summons alleges the respondent violated NYC Administrative Code 27-509, BC 3111.1 (2008 code) and BC 3112.1 (2014 code) by having a fence exceeding permitted height, a Class 3 violation, at 115-50 134th Street Queens on November 29, 2024. Phoebe Dossett, Esq., Nacmias Law Firm, PLLC, appeared for the respondent Meera Rampersad. Joe Casciano, Esq., appeared for the petitioner DOB.

The petitioner relied on the issuing officer's sworn statement in the summons. The issuing officer stated that RCA past due 60 days issued 04/30/24 by #3285 who noted at front and left side of premises: front gate is approx. 5'3" in height and left side is over 6' in height. No permits issued or appointments made to show correction of RCA.

The respondent denied the charge without a rebuttal.

I credit the issuing officer's sworn statement in the summons. I find the respondent had a fence exceeding the permitted height as described. The respondent provided no testimony or other evidence to refute this claim. Accordingly, I find the petitioner proved its Class 3 charge by a preponderance of the evidence. I find the respondent is in violation. I impose the standard penalty.



03/03/2026

03/03/2026

Anthony Feldmesser, Judicial Hearing Officer

Date