



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: 035483433M et al. (1 Summons) DEPT OF BUILDINGS, -against- MARIE HIONELLE RAYMOND Hearing Date: 02/26/2025 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
035483433M	Sustained	06/18/2024	920 East 84th Street Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B103	AC 28-118.3.2	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared on behalf of Respondent Marie Hionelle Raymond.

Henrietta Asiedu Baidoo, Esq., appeared on behalf of Petitioner, Dept. of Buildings.

Petitioner charges AC 28-118.3.2, Class 1. Petitioner alleges occupancy contrary to that allowed by Certificate of Occupancy which indicates the cellar to be used for storage and for a boiler room. Petitioner alleges a class "A" apartment, with gas range, kitchen sink, bathroom with water closet, wash basin, bathtub and a boiler room adjacent to a sleeping area. Petitioner alleges no second means of egress and no natural light causing the issuing officer to issue a vacate order.

Ms. Baidoo produced a Certificate of Occupancy in support.

Ms. Dossett states respondent denies the allegation. She argues there is no current vacate order since the cellar is now vacated and respondent is in the process of certifying correction.

I credit respondent's evidence of correction but find it does not establish a valid defense. I credit petitioner's evidence and find respondent in violation.

Accordingly, this summons is sustained and a standard penalty of \$2,500.00 is imposed.

DL Mbabazi

02/28/2025

02/28/2025

Deborah Mbabazi, Hearing Officer

Date