



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: 039131458P et al. (1 Summons) DEPT OF BUILDINGS, -against- 115TH AVENUE LLC Hearing Date: 09/29/2025 Hearing Location: Remote Type of Hearing: By Telephone
--	--

Total Penalty Amount: \$625.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039131458P	Sustained	11/27/2024	738 GEORGIA AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B202	28-301.1	Sustained	\$625.00

Findings of Fact & Conclusions of Law

Summons # 039131458P was issued to respondent 115th Avenue LLC for a violation of section 28-301.1; failure to maintain building in code compliant manner. At the time of inspection, observed building in disrepair, at 1st floor level soffit panel at right section dislodged and is in danger of falling into adjacent property. Front yard overgrown with bushes, garbage and debris.

Attorney Phoebe Dossett appeared for the respondent.

Rafeena Khairullah appeared for the Petitioner, DOB.

The respondent denied the charge and did not offer a rebuttal.

The summons is credited.

Since the respondent denied the charge and did not offer a rebuttal, the summons is sustained and a standard penalty in the amount of \$625.00 is imposed.

	
09/29/2025	09/29/2025
Michelle Mason, Hearing Officer	Date