



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: 039098636R et al. (1 Summons) DEPT OF BUILDINGS, -against- CHALOUH, JACK Hearing Date: 05/15/2025 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
039098636R	Sustained	11/02/2023	1553 EAST 16 STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B101	28-105.1	Sustained	\$2,500.00

Findings of Fact & Conclusions of Law

Jennifer Clouden, DOB

Inspector Hossain, DOB

Phoebe Dossett, Atty

28-105.1: Work without a permit

Petitioner submitted a property profile, overview of complaint, RCA, C of O, HPD summary and 23 photos in a .pdf file in support of the summons. Respondent did not deny the work was done without a permit but challenged the class of the violation. Petitioner responded that the building was extended by building another floor on top of the existing structure without any evidence that the structure could withstand the addition and Inspector Hossain testified the summons was issued as class 1 because there was no evidence an engineer had approved the addition. Respondent claimed that the work was simply wood framing.

Petitioner is persuasive that adding another story onto an existing structure without an engineer's approval / inspection is an immediately hazardous condition. I credit that the work was done without a permit and sustain the summons. Sustained.

David Pantaleoni

05/22/2025

05/22/2025

David Pantaleoni, Hearing Officer

Date