



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Caroline Kane, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street, 1st Floor Brooklyn, NY 11217	Summons No: 039113597X et al. (1 Summons) DEPT OF BUILDINGS, -against- 10414-10424 FLATLANDS AVENUE Hearing Date: 01/06/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039113597X	Dismissed	05/06/2024	10420 FLATLANDS AVENUE Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B101	28-105.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

10414-10424 FLATLANDS AVENUE

039113597X

Respondent is charged with a Class 1 violation under NYC AC 28-105.1

Deanna Burbridge, Esq. appeared on behalf of Petitioner. Caroline Kane, Esq. appeared on behalf of Respondent.

Ms. Burbridge relied on the summons.

Ms. Kane stated Respondent has a pre-existing condition defense. She submitted a relevant deed (R Ex A) as well as three affidavits (R Ex B) in support. She made a motion to dismiss the summons.

Ms. Burbridge did not offer a rebuttal and stated she has nothing further.

I credit Ms. Kane's argument and submitted evidence and find the cited conditions pre-existed Respondent's ownership of the cited property, which is a defense to the cited charge.

Therefore, the summons is DISMISSED.



01/09/2025

01/09/2025

Susan Brand, Hearing Officer

Date