



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Andre Autz, Esq. - Nacmias Law 592 Pacific Street Brooklyn, NY 11217	Summons No: 035676735Z et al. (1 Summons) DEPT OF BUILDINGS, -against- 222 BRICKS LLC Hearing Date: 02/18/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$6,250.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035676735Z	Sustained	03/21/2024	690 Jefferson Ave Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B1G1	28-207.4.4 28-207.4.5	Sustained	\$6,250.00

Findings of Fact & Conclusions of Law

Andre Autz, Esq. appeared on behalf of Respondent 222 Bricks LLC.

Maria Dollas, Esq. appeared on behalf of the Petitioner, Dept. of Buildings.

Petitioner charges AC 28-207.4.4 and AC 28-207.4.5. Class 1. Removal or defaced a written posted vacate order. Petitioner alleges that a vacate order issued and posted on 3/31/23 was defaced from the front entry door of the building. Petitioner alleges the vacate order was still in effect. Prior violations listed: 35675710H and 35675767Z.



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Findings of Fact & Conclusions of Law

Andre Autz, Esq. appeared on behalf of Respondent 222 Bricks LLC.

Maria Dollas, Esq. appeared on behalf of the Petitioner, Dept. of Buildings.

Petitioner charges AC 28-207.4.4 and AC 28-207.45. Class 1. Removal or defaced a written posted vacate order. Petitioner alleges that a vacate order issued and posted on 3/31/23 was defaced from the front entry door of the building. Petitioner alleges the vacate order was still in effect. Prior violations listed: 35675710H and 35675767Z.

Ms. Dollas moved to amend to AC 28-207.4.5 which I grant. She states summons ending in 10H issued on 10/25/23 was found in violation at a hearing on 4/10/24, and summons ending in 67Z was issued on 2/9/24 and was found in violation at a hearing on 4/17/24 and are being offered to substantiate the Aggravated I charge.

Mr. Autz states respondent denies removing the vacate order. Further, he challenges the Aggravated I charge because there is no allegation respondent failed to abide by the vacate order.

In response, Ms. Dollas argues regardless of whether or not respondent removed the vacate order, as owner, respondent must ensure the vacate order is posted at the location at all times it remains in effect. She produced Appeal No. 2000941, DOB v. Renee Eubanks, 10/8/20 in support.

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

Accordingly, the summons is sustained and an Aggravated I penalty of \$6,250 is imposed.

Deborah Mbabazi

02/25/2025

02/25/2025

Deborah Mbabazi, Hearing Officer

Date