



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: 035426623M et al. (1 Summons) DEPT OF BUILDINGS, -against- FRITZ TAVAREZ Hearing Date: 04/28/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$3,125.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035426623M	Sustained	08/20/2019	383 KOSCIUSZKO STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B263	AC 28-204.4	Sustained	\$3,125.00

Findings of Fact & Conclusions of Law

Gurtej Sahni appeared for the petitioner. Phoebe Dossett appeared for the respondent.

On the date and at the location indicated on the summons, the officer observed failed to comply with the subject Commissioner's Order relating to building maintenance. I credit these observations.

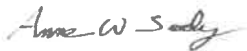
Mr. Sahni relied on the summons and confirmed it is an aggravated 1 condition.

Ms. Dossett denied without rebuttal but argued that aggravated 1 penalty is not warranted because a prior case

was dismissed. I do not credit this statement, except the denial without rebuttal.

Mr. Sahni disagreed and recommended standard penalty.

I find that the conditions were as described in the summons and was an aggravated 1 condition. The credited findings establish a violation of the cited code section. Accordingly, the violation is sustained, and the above fine is imposed.



05/09/2025

05/09/2025

Anne Seely, Hearing Officer

Date