



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: 039118467K et al. (1 Summons) DEPT OF BUILDINGS, -against- SHAH, SABA Hearing Date: 07/22/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$1,250.00

Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039118467K	Sustained	07/05/2024	150-07 REEVES AVENUE Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B201	28-105.1	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

The Department of Buildings (DOB) issued this Summons to Saba Shah. The Summons charges a Class 2 or "major" violation for work without a DOB permit as of the date and at the location indicated above, citing a paved-in garage. Andrew Berger, Esq., represented DOB at the remote hearing and relied on the Summons. Phoebe Dossett, Esq., represented Mr. Shah; after reviewing service, she denied the violation but offered no defense. Accordingly, I credit the sworn statement of fact in the Summons and find that it supports the Class 2 violation charged. This Summons is sustained, and the standard penalty of \$1,250 is imposed.

Sara Piovio

07/22/2025

07/22/2025

Sara Piovio, Hearing Officer

Date