



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Andre Autz, Esq. - Nacmias Law 592 Pacific Street 1ST Floor Brooklyn, NY 11217	Summons No: 039117332Z et al. (1 Summons) DEPT OF BUILDINGS, -against- VICTORIA REALTY GROUP LLC Hearing Date: 01/28/2025 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
039117332Z	Sustained	06/20/2024	133-38 SANFORD 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

Respondent VICTORIA REALTY GROUP LLC appeared at a remote telephonic hearing on 1/28/2025 by Andre Autz, Esq. of the Nacmias Law Firm.

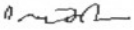
Petitioner NYC Dept. of Buildings appeared by Daniel Brickman, Esq.

Respondent is charged with a Class 2 violation of NYC Adm. Code 28-105.1 for erecting full height partitions to create 3 separate rooms at the cellar parking area without a Permit.

Mr. Autz stated that Respondent paid the penalty. He denied the violation but presented no facts to refute the allegations in the Summons and presented no valid legal defense to the charge.

I credit the unrefuted allegations in the Summons and find Respondent in violation.

Accordingly, the Summons is sustained, and the approved penalty is imposed.



01/28/2025

01/28/2025

Jerilyn F. Rubin, Hearing Officer

Date