



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: 039108080R et al. (1 Summons)

DEPT OF BUILDINGS,

-against-

CHAN, HOK HO

Hearing Date: 07/17/2025

Hearing Location: Remote

Type of Hearing: By Telephone

Total Penalty Amount: **\$1,250.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039108080R	Sustained	03/07/2024	3616 CORLEAR AVENUE Bronx

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B101	28-105.1	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

PHOEBE DOSSETT, ESQ. appeared via Court Call on 07/17/25. DEANNA BURDRIDGE, ESQ. appeared on behalf of DOB.

Summons # 039108080R was issued on 3/7/24 in violation of §28-105.1

Ms. Dossett challenges the classification of the violation. Ms. Dossett provides an engineer report indicating that the building was structurally sound with no disturbed footing. Ms. Dossett notes that the violation was corrected.

Ms. Burbridge stands by the violation and classification. Ms. Burbridge states that the engineer's letter was dated after the

violation where respondents photos differ from those submitted by petitioner with less debris present. Ms. Burbridge recommends mitigation as the violation was corrected prior to the initial hearing date.

I credit Issuing Officers statements made within the summons. This violation rises to a class 1 as excavation work without a permit can lead to an immediately hazardous condition. Furthermore, the engineer letter notes that the excavated area beneath the crawlspace must be backfilled to ensure structural stability. Based on the facts and law, this summons is sustained with the mitigated penalty.

<i>Malka Daniel</i>	
07/29/2025	07/29/2025
Malka Daniel, Hearing Officer	Date