



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: 039129713K et al. (1 Summons) DEPT OF BUILDINGS, -against- JDSSS LLC Hearing Date: 01/14/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$625.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039129713K	Sustained	11/07/2024	149-43 17 ROAD Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B282	AC 28-105.12.2	Sustained	\$625.00

Findings of Fact & Conclusions of Law

Pheobe Dossett appeared as the authorized representative of the named respondent, and Andrew Engel appeared for the Petitioner.

The summons cites a violation of AC 28-105.12.2

The respondent made a class challenge, contending that the plans were amended to conform to the actual condition, and because the deviation from the plans that was observed only involved shortening, rather than widening, the width of a garage door.

The petitioner moved to amend to a "class 2" and recommended mitigation, and nothing further was ordered.

I find the sworn account of the issuing officer to be credible, and that it establishes the charge. The respondent failed to set forth a valid legal defense. The summons is sustained and the mitigated penalty is imposed.

A. Baranoff

01/14/2025

01/14/2025

Amy Baranoff, Hearing Officer

Date