



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: 039159509K et al. (1 Summons) DEPT OF BUILDINGS, -against- LAMBROU, MIHALIA CHRISANTHI Hearing Date: 11/18/2025 Hearing Location: Remote Type of Hearing: By Telephone
--	---

Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039159509K	Dismissed	09/08/2025	20-54 45 STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B101	28-105.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Respondent, MIHALIA CHRISANTHI LAMBROU, appeared at a hearing by attorney, Phoebe Dossett, to adjudicate a summons issued by the DOB alleging a Class 1 violation of 28-105.1 in that work without a permit. Noted at cellar level installed water and waste lines for 3 piece bathroom (shower, sink, toilet), residential sink and gas line for stove.

Deanna Burbidge appeared for Petitioner and relied on the summons.

Respondent's counsel moved to dismiss the summons and argued that Respondent inherited the place of occurrence from her uncle and that her uncle, George Lambrou, created the cellar apartment in 1996 when respondent was a child and before