



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Michael Nacmias, Esq. - Nacmias Law Firm 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons No: 039158484Z et al. (1 Summons) DEPT OF BUILDINGS, -against- MAKOVOZ, RONI Hearing Date: 12/19/2025 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039158484Z	Dismissed	08/27/2025	2171 EAST 70 STREET Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B384	ZR-Misc.	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

MAKOVOZ, RONI

039158484Z

Respondent is charged with a Class 3 violation under ZR-Misc., referencing ZR 25-621 and ZR 23-451 in the details of violation.

Anuj Vaidya, Esq. appeared on behalf of Petitioner. Frank Tamberino, Esq. appeared on behalf of Respondent.

Mr. Vaidya submitted photo evidence (P Ex 1).

Mr. Tamberino made a motion to dismiss the summons, arguing it references ZR 25-621, which deals with the location of parking spaces. He said the details of violation reference ZR 25-621 and ZR 23-451, which renders the summons unclear as to what the alleged violating condition is.

Mr. Vaidya left to call the issuing officer (IO) and returned to say he spoke to the IO, who was not able to clarify. He said he will rely on the summons. He also argued the lack of clarity from referencing both sections of law is de minimis error. He was given time to research and said he was unable to find the correct ZR section.

The IO says in his details of violation, "this is a violation of ZR 25-621." That section deals with "Location of parking spaces in certain districts." The IO references that section after alleging the front yard planting area was replaced with concrete.

I find the specific section referenced by the IO is not consistent with the allegation.

Therefore, the summons is DISMISSED.



12/30/2025

12/30/2025

Susan Brand, Judicial Hearing Officer

Date