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35433046R

NYC Buildings

SUMMONS AND COMMISSIONER'S ORDER• CIVIL PENALTIES APPLY

SUMMONS NUMBER: 35433046R

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ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings

RESPONDENT: 162 A Covert street LLC (First Name/Entity, Last)

MAILING ADDRESS: 193 Wilson Ave Ste 225 Brooklyn NY 11211-7578 **DOB License/Registration #:**

CELL PHONE: N/A

DATE OF OCCURRENCE: 01/02/2020 **TIME OBSERVED:** 8:40 am / pm

PLACE OF OCCURRENCE: 162 Covert Street **BOROUGH:** Brooklyn

BLOCK: 3423 **LOT** 13 **BIN:** 3079253

You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see the back of this summons.

HEARING DATE: 05-06-2020 **AT:** ☐ 8:30 am ☒ 10:30 am ☐ 1:30 pm

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Brooklyn [Borough] (See reverse side for address)

Phone: (844)628-4692

REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.

WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.

COMMISSIONER'S ORDER TO CORRECT VIOLATION CONDITION(S)

CURE DATE (Zero Penalty Option, if available): — **Must Appear:** ☒ (If disputing the charge)

Details of Violation(s)

Type of Construction N.F.P **No. of Stories:** 3 **Vio. Type:** C **Dist.** BR **Code** SM **No.** 01

Occupancy at Time of Inspection: 3 family **Complaint#:** 3736820 (If applicable) **Related Job#** (If applicable)

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.

Violating Conditions Observed	Infraction Code	Class	Provision of Law	☐ Recurring Condition- Aggravated I per 1RCNY 102-01(f)	Stop Work/Vacate Order Issued ☐ Full ☐ Partial #
	B103	1	28-118.3.2		

☐ **ILLEGAL CONVERSION—CLASS 1** Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable

☐ Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply ☐ Aggravated II Condition per 1 RCNY 102-01(f)

Violation Detail(s): Occupancy contrary to that allowed by, the Certificate of Occupancy or Building Department Records at the time of inspection it was observed that building had been converted from a 2 family to a 3 family. observed 1 family / Apt at 1st floor 1 family / Apt at 2nd floor and 1 family / Apt at 3 floor. there is no record on file indicating such change.

Remedy: Discontinue illegal occupancy or Amend CofO

THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the reverse for instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.

NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. **For hearing options, see other side of this notice.**

I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.

Issuing Officer: Shane Miller **Signature:** S. Miller **Badge#** 2634 **Unit Code:** BR

ORIGINAL - OATH/ECB COPY

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ECB-PC (Rev. 1/19)