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35690592L

NYC Buildings

SUMMONS AND COMMISSIONER'S ORDER• CIVIL PENALTIES APPLY

35690592L

SUMMONS NUMBER: 35690592L

ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

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

RESPONDENT: JIAN FENG [redacted] LIN (First Name/Entity, Last)

MAILING ADDRESS: 65-48 METROPOLITAN AVE **DOB License/Registration #:**

MIDDLE VILLAGE NY 11379

CELL PHONE: N/A

DATE OF OCCURRENCE: 06 / 06 / 2025 **TIME OBSERVED:** 12:40 am (pm)

PLACE OF OCCURRENCE: 63-49 75 place **BOROUGH:** QUEENS

BLOCK: 2985 **LOT** 56 **BIN:** 4069037

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

HEARING DATE: 08/12/2025 **AT:** ☑ 8:30 am ☐ 10:30 am ☐ 12:30 pm

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: QUEENS [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)

☒ 1-2 Family Property **Details of Violation(s)**

Type of Construction: III **No. of Stories:** 3 **Vio. Type:** C **Dist.** MTF **Code** HG **No.** 01

Occupancy at Time of Inspection: [redacted] RES **Complaint#:** 4995271 (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 #
	B2K6	2	28-210.1		

☐ **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): RESIDENCE CONVERTED / MAINTAINED OR OCCUPIED AS A DWELLING FOR MORE THAN LEGALLY APPROVED BY C of O # 1145652. ILLEGAL OCCUPANCY NOTED: A LEGAL 2 FAMILY DWELLING HAS CONVERTED 1ST FLOOR LEVEL TO A CLASS 'A' APARTMENT WITH WITH 2 PERSONS, 2 BEDROOMS, KITCHEN, FULL & 3 PIECES BATHROOM.

Remedy: DISCONTINUE ILLEGAL OCCUPANCY

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: H GROGAN **Signature:** [signature] **Badge#** 3648 **Unit Code:** MT

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ECB-PC (Rev. 8/21)