

NOTICE OF VIOLATION AND HEARING


 COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
 OF THE CITY OF NEW YORK, PETITIONER, AGAINST

Violation No. 35154321K
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name)	Last name	
	338 W. 17 ST.	HOLDINGS LLC	
☐ Mailing address: (Check if same address as place of occurrence)	Number and street	City	State Zip code
	227 AUDUBON AVE	NEW YORK	NY 10033
Additional mailing to be sent (agent, care of, other):		License No. (If Applicable)	Construction Activity
Name	First name	Last name	Company
Mailing address	Number and street	City	State Zip code

Commissioner's Order To Correct Violations

Place of occurrence	Boro	Date of violation	Type	Dist.	Code	No.
338 W. 17 ST.	MN	12/11/15	C	04	RG	05
Construction type	BIN	No. of stories	Block	Lot	Occupancy at time of inspection.	Basis of violation
1	1013063	1	740	52	R-2	1397676

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 Title 27 or Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Electrical Code, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 or 2 of the Rules of the City of New York.

Violating Conditions Observed		Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
		☐ Full ☐ Partial	☒	☐	☐	☐
Infraction Code	Provision of Law	WORK WITHOUT PERMIT. WORK NOTED: APT APT # 3B:				
B101	28-105.1	① SUSPENDED SHEETROCK CEILING DESIGNED TO EXPOSE UNDERSIDE OF 80% EXISTING WOOD CEILING JOIST INSTALLED, ② NEW METAL BALCONY 3'x3' IN STAINED AT EXTERIOR WITH RAILING, ③ WINDOW REPLACED BY DOOR TO BALCONY, ④ 1 BEDROOM CONVERTED INTO 2 BEDROOM APT WITH NEW FULL HEIGHT ENCLOSURE AND SEPARATE ENTRY DOOR, ⑤ CLEAR GLASS WINDOWS MADE OF CLEAR MATERIAL INSTALLED IN INT. RE SHEETROCK WALL TO BEDROOM.				
Remedy: OBTAIN PERMIT AND ALL NECESSARY APPROVALS.						
☐ ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 or 28-210.3 also applicable.						
☐ Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable.						
☐ Aggravated II Condition per 1RCNY 102-01(f)						
The Commissioner orders that you timely correct these conditions and file a certificate of such correction. Uncorrected violations are subject to additional violations and penalties. IMPORTANT: See 'Certifying Correction' on reverse.						

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options	
CURE DATE + + +	HEARING DATE 02/04/16 at ☒ 8:30 AM ☐ 10:30 AM ☐ 1:30 PM
If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, additional DOB civil penalties (separate from ECB penalties) may apply before a cure can be granted. For more information regarding "cures", see reverse side of the respondent copy of this Notice of Violation.	
Environmental Control Board hearing locations: ☐ Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. ☒ Manhattan, (212) 361-1400 - 66 John Street, 10th fl. ☐ Brooklyn, (718) 923-6100 - 9 Bond Street, 7th fl. ☐ Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl. ☐ Staten Island, (718) 815-8385 - 350 St. Marks Place, 1st fl.	
Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless you admit the violation or an appearance is not required through availability of a Cure or Stipulation (see reverse) will result in a default and imposition of maximum penalties.	

For more information. To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call Department of Buildings at 311, or visit the ECB Violation section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print)

 GREY, R
 02258 210
 Badge number Unit Code

I personally observed the violation(s) charged and/or verified their existence through review of departmental records.

 Issuing officer's signature
 This statement is affirmed under penalty of perjury.

35154321K