



Property Information

Request Information

Update Information

File#:	BS-X01672-6118884686	Requested Date:	06/13/2024	Update Requested:
Owner:	FRANCIS JEANNE L	Branch:		Requested By:
Address 1:	948 BROOKLYN AVE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BROOKLYN, NY	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per NYC Department of Zoning there is an open Code Violation cases on this property.

Case# 34413169M
Case Type: CONSTRUCTION - WORK WITHOUT A PERMIT

Collector: New York City DOB
Payable Address: 120-55 Queens Boulevard, Kew Gardens, NY 11424
Business# (718) 286-7620

PERMITS Per NYC Building Department there is an Expired Permits on this property.

Permit# 321314172-01-EW-OT
Permit Type: REPAIRS DUE TO FIRE AND WATER DAMAGE

Collector: New York City DOB
Payable Address: 120-55 Queens Boulevard, Kew Gardens, NY 11424
Business# (718) 286-7620

SPECIAL ASSESSMENTS Per NYC Finance Department there are no Special Assessments/liens on the property.

Collector: NYC Department of Finance
Payable Address: P.O. Box 680, Newark, NJ 07101
Business: (212) 639-9675

DEMOLITION NO

UTILITIES

WATER & SEWER
Account:#4000360140001
Status - Pvt & Liable
Amount Due: \$3,207.85
Past Due: \$3,193.57
Current Due:\$14.28
Due Date: 06/27/2024
Payment Status : DELINQUENT
Collector: NYC Dept. of Environmental Protection
Payable To: NYC Water Board
Address: PO Box 11863, Newark, NJ 07101
Phone# (718) 595-7000

GARBAGE
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

Printable page

948 BROOKLYN AVENUE

**Borough: BROOKLYN
Block: 4889 Lot: 14**

Property Owner(s)

FRANCIS JEANNE L

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	948 BROOKLYN AVENUE, 11203
Tax Class	1
Building Class	A5 - ONE FAMILY ATTACHED OR SEMI - DETACHED
Condo Development	
Condo Suffix	



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NYC Department of Buildings Property Profile Overview

948 BROOKLYN AVENUE		BROOKLYN 11203	BIN# 3109477
BROOKLYN AVENUE	948 - 948	Health Area : 5520	Tax Block : 4889
		Census Tract : 856	Tax Lot : 14
		Community Board : 317	Condo : NO
		Buildings on Lot : 1	Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	CHURCH AVENUE, SNYDER AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	No		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: A5-1 FAMILY DWELLING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	
Complaints	1	0	Elevator Records
Violations-DOB	0	0	Electrical Applications
Violations-OATH/ECB	1	1	Permits In-Process / Issued
This property has 1 open OATH/ECB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			Illuminated Signs Annual Permits
Jobs/Filings	1		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	1		Facades
Actions	1		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



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NYC Department of Buildings
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 948 BROOKLYN AVENUE BROOKLYN Filed At: 948 BROOKLYN AVENUE , BROOKLYN , NY 11203
BIN: [3109477](#) Block: 4889 Lot: 14 Community Board: 317

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 34413169M

[View Image of Summons/Notice at OATH](#)

Severity: NON-HAZARDOUS

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: IN VIOLATION

Respondent Information

Name: JEANNE FRANCIS
Mailing Address: 948 BROOKLYN AVENUE , BKLYN , NY 11203

Violation Details

Violation Date: 09/17/2003 Violation Type: CONSTRUCTION
Served Date: 09/17/2003 Inspection Unit: BROOKLYN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
B04	27-147	WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:

WORK WITHOUT PERMIT:NOTED ERECTED OPEN STRUCTURE APPROX 10 X 15 WITH ROOF BEING USE AS AN PORT VEHICLE PARK UNDER ROOF GREEN LEXUS SC 400 NYPLATE GG 849F AT REAR OF ABOVE ADDRESS.REMEDY:OBTAIN PERMIT FEASIBLE

Issuing Inspector ID: 1934

DOB Violation Number: 091703C17BR01

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Scheduled Hearing Date/Time: 03/21/2005 8:30 Hearing Status: IN VIOLATION

OATH/ECB Penalty Information

Penalty Imposed: \$500.00
Adjustments: \$35.00 Amount Paid: \$535.00
Penalty Balance Due: \$0.00 Court Docket Date: 10/31/2005

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Department of Buildings

Work Permit Data

Premises: 948 BROOKLYN AVENUE BROOKLYN
BIN: [3109477](#) Block: 4889 Lot: 14

Filed At: 948 BROOKLYN AVENUE BROOKLYN
Job Type: A2 - ALTERATION TYPE 2

CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED

[View Permit History](#)

DOB NOW: Inspections

Job No: 321314172	Fee: STANDARD	
Permit No: 321314172-01-EW-OT	Issued: 04/15/2016	Expires: 04/01/2017
Seq. No.: 02	Filing Date: 04/15/2016 RENEWAL	Status: ISSUED
Work: ALTERATION TYPE 2 - GEN. CONSTR. REPAIRS DUE TO FIRE AND WATER DAMAGE	Proposed Job Start: 03/01/2016	Work Approved: 02/29/2016
Use: RES - RESID. BLDG - OLD CODE	Landmark: NO	Stories: 2
Site Fill: NOT APPLICABLE		
Review is requested under Building Code: 1968		

Adding more than three stories: No
Removing one or more stories: No
Performing work in 50% or more of the area of the building: No
Demolishing 50% or more of the area of the building: No
Performing a vertical or horizontal enlargement adding more than 25% of the area of the building: No
Mechanical equipment other than handheld devices to be used for demolition or removal of debris to be used: No

Approved work includes concrete: No
Concrete work has been completed: No
Requesting concrete exclusion now: No
Work includes 2,000 cubic yards or more of concrete: No

Issued to: LUIGI TRINCHESE

**GENERAL
CONTRACTOR - [GC 038649](#)
REGISTERED:**

Business: TRINCHESE CONSTRUCTION IN
97-42 99 STREET OZONE PARK NY 11416

Phone: 718-848-1976

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VIEW WATER CHARGES

DEP Water Charges is the fast and convenient way to view your current water and wastewater charges without having to login.

Account - 4000360140001

[Choose a different account](#)

Below are the account balance details for the selected account

Due balance	\$3,207.85
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Past due balance	\$3,193.57
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Name	JEANNE FRANCIS
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Premises address	948 BROOKLYN AV, BROOKLYN, NY 11203, USA
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BBL	3-04889-0014
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