



Date: [MAY 5, 2023]

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for [MAY 5, 2023]

The Department of Appeals and Hearings (DAH) has filed the findings and demolition orders of the Hearing Officer for the Dangerous Buildings hearings held on [MAY 5, 2023], in accordance with Section 8-17-24(d) of the 2019 Detroit City Code. These matters are to be scheduled for a show cause hearing before City Council not less than 30 days after the date of hearing. See City Code Section 8-17-25(a).

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 6574 STANFORD</p> <p>BSEED CASE NO: DNG2022-00461</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: SONZ HOLDINGZ ONE, LLC 823 THISTLE STREET HOUSTON, TX 77047</p>
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PROPERTY ADDRESS: 6574 STANFORD

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

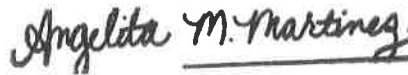
On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest, the Hearing Officer finds that the following facts have been proven:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained.

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: May 5, 2023

Hearing Officer: _____



CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 19308 ANDOVER</p> <p>BSEED CASE NO: DNG2015-03739</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: AMANI LONG 17219 ST AUBIN DETROIT, MI 48212</p>
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PROPERTY ADDRESS:19308 ANDOVER

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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Date: MAY 5TH, 2023 Hearing Officer: _____

Angelita M. Martinez

CERTIFICATE OF SERVICE

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: JUSTIN HAZEMY 9063 SEMINOLE REDFORD TOWNSHIP, MI 48239</p>

PROPERTY ADDRESS:10001 ARCHDALE

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: MAY 5TH, 2023 Hearing Officer: 

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: CLIFORD FLYNN 235 PARK AVE WOODBURY, NJ 08096</p>
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PROPERTY ADDRESS:12788 AUGUST HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: MAY 5TH, 2023 Hearing Officer: Angelita M. Martinez

CERTIFICATE OF SERVICE

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: SUSAN JONES 9851 BERKSHIRE DETROIT, MI 48224</p>

PROPERTY ADDRESS: 9851 BERKSHIRE

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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Angelita M. Martinez

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: EARNEST HUMPHREY 16534 FERGUSON DETROIT, MI 48235</p>
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PROPERTY ADDRESS: 16718 BRAMELL

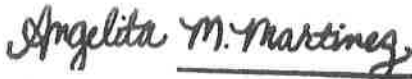
HEARING DATE: MAY 5TH, 2023

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: 2037 BUCHANAN, LLC 4511 COMMONWEALTH DETROIT, MI 48208</p>

PROPERTY ADDRESS: 2037 BUCHANAN

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: AKINWUNMI AKINTUNE 7004 JESSICA CT CENTER LINE, MI 48015</p>
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PROPERTY ADDRESS: 14031 CLOVERLAWN

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Angelita M. Martinez

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: KAYLAH WARREN 10047 WARD DETROIT, MI 48227</p>

PROPERTY ADDRESS:140031 CLOVERLAWN

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: MAY 5TH, 2023 Hearing Officer: _____

Angelita M. Martinez

CERTIFICATE OF SERVICE

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: CARLTON HODGES 17624 CONANT DETROIT, MI 48212</p>
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PROPERTY ADDRESS:17624 CONANT

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Angelita M. Martinez

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: JOSHUA JOHNSON 531 EIOT DETROIT, MI 48201</p>
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PROPERTY ADDRESS: 9606 DECATUR

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: MAY 5TH, 2023 Hearing Officer: Angelita M. Martinez

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: RONALD AHMAD 3975 DEVONSHIRE DETROIT, MI 48224</p>

PROPERTY ADDRESS: 3975 DEVONSHIRE HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: MAY 5TH, 2023 Hearing Officer: Angelita M. Martinez

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: DONALD EATON 20687 SUFFOLK CT RIVERSIDE, CA 92508</p>
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PROPERTY ADDRESS: 2747 SOUTH FORT

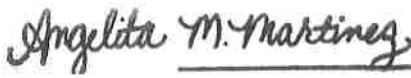
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: 14311 FREELAND, LLC 1220 BOWERS RD, STE. 442 BIRMINGHAM, MI 48012</p>
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PROPERTY ADDRESS: 14311 FREELAND

HEARING DATE: MAY 5TH, 2023

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: BAYVIEW LOAN SERVICING LLC 4425 PONCE DELEON, 5TH FLOOR CORAL GABLES, FL 33146</p>

PROPERTY ADDRESS: 595 S GREEN HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 595 S GREEN</p> <p>BSEED CASE NO: DNG2019-00517</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: HSJ DELRAY LLC 28400 NORTHWESTERN HWY SOUTHFIELD, MI 48034</p>

PROPERTY ADDRESS: 595 S GREEN HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 2255 HAZELWOOD</p> <p>BSEED CASE NO: DNG2019-02208</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: ALEJANDRO CABANELLAS 601 NE 27th ST MIAMI, FL 33137</p>
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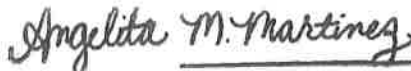
PROPERTY ADDRESS: 2255 HAZELWOOD HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.



Date: MAY 5TH, 2023 Hearing Officer: _____

CERTIFICATE OF SERVICE

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Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 12820 JOY</p> <p>BSEED CASE NO: DNG2022-01758</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: K&I SERVICES INC 7537 WILLIAMSON ST DEARBORN, MI 48128</p>

PROPERTY ADDRESS:12820 JOY HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 312 KENILWORTH</p> <p>BSEED CASE NO: DNG2018-02323</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: LEGACY ONE INVESTORS GROUP LLC 312 KENILWORTH DETROIT, MI 48202</p>
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PROPERTY ADDRESS: 312 KENILWORTH HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 312 KENILWORTH</p> <p>BSEED CASE NO: DNG2017-02007</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: LEGACY ONE INVESTORS GROUP LLC 2005 TREE FORK LANE LONGWOOD, FL 32750</p>
--

PROPERTY ADDRESS: 312 KENILWORTH HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 17410 KENTUCKY</p> <p>BSEED CASE NO: DNG2022-00453</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: 19133 NORTHLAWN, LLC 29488 WOODWARD AVE, STE 297 ROYAL OAK, MI 48073</p>

PROPERTY ADDRESS: 17410 KENTUCKY

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: _____

Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 10958 LONGVIEW</p> <p>BSEED CASE NO: DNG2018-02323</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: AUMA GROUP LLC 2609 COLLINS AVE MIAMI BEACH, FL 33140</p>
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PROPERTY ADDRESS:10958 LONGVIEW

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
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- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023

Hearing Officer:

Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 12143 LONGVIEW</p> <p>BSEED CASE NO: DNG2023-00614</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: CHERRY J ASHLEY 12771 HAMPSHIRE DETROIT, MI 48213</p>
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PROPERTY ADDRESS:12143 LONGVIEW

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer:

Angelita M. Martinez

CERTIFICATE OF SERVICE

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Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 9592 MEYERS</p> <p>BSEED CASE NO: DNG2017-02007</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: INDUSTRIAL RHINO LLC 175 SW 7TH ST MIAMI, FL 33130</p>
--

PROPERTY ADDRESS: 9592 MEYERS HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: Angelita M. Martinez

CERTIFICATE OF SERVICE

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Date

Signature

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: SHENESA CAMERON 1624 HOLMES YPSILANTI, MI 48198</p>
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PROPERTY ADDRESS: 2523 NEWPORT

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: _____

Angelita M. Martinez

CERTIFICATE OF SERVICE

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Date

Signature

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: AB COVINGTON 19363 SUSSEX DETROIT, MI 48235</p>
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PROPERTY ADDRESS: 14016 OHIO HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023

Hearing Officer:

Angelita M. Martinez

CERTIFICATE OF SERVICE

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Date

Signature

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: MOTOWN RENTALS LLC 5660 PUTNAM DRIVE WEST BLOOMFIELD, MI 48323</p>
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PROPERTY ADDRESS: 14302 PROMENADE HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: _____

Angelita M. Martinez

CERTIFICATE OF SERVICE

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Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 7573 E. ROBINWOOD</p> <p>BSEED CASE NO: DNG2022-01706</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: RUSHANE BROWN 370 SULLIVAN TRAIL LONG POND, PA 18334</p>

PROPERTY ADDRESS: 7573 E. ROBINWOOD HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer:

Angelita M. Martinez

CERTIFICATE OF SERVICE

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Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 20817 W. SEVEN MILE</p> <p>BSEED CASE NO: DNG2022-00042</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: SOBH INVESTMENT INC 23243 BONAIR DEARBORN HEIGHTS, MI 48127</p>
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PROPERTY ADDRESS: 20817 W. SEVEN MILE HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: _____

Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 20817 W. SEVEN MILE</p> <p>BSEED CASE NO: DNG2022-00042</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: HARPCO INVESTMENTS LLC 45427 CYPRESS CT CANTON, MI 48188</p>

PROPERTY ADDRESS: 20817 W. SEVEN MILE HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer: _____

Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 21620 THATCHER</p> <p>BSEED CASE NO: DNG2020-0658</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: LAWRENCE THOMPSON 21620 THATCHER DETROIT, MI 48219</p>

PROPERTY ADDRESS: 21620 THATCHER

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023

Hearing Officer:

Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: MARKESE VANZANT 888 PALLISTER, APT 312 DETROIT, MI 48202</p>

PROPERTY ADDRESS: 14223 WADE HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023

Hearing Officer:

Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: BRENDA HAWKINS 10960 CRAFT DETROIT, MI 48224</p>

PROPERTY ADDRESS:10960 CRAFT HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023

Hearing Officer:

Angelita M. Martinez

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 20009 OHIO</p> <p>BSEED CASE NO: DNG2022-02315</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: OAKFIELD HOLDINGS, LLC 4690 SW 72 AVE #206 MIAMI, FL 33155</p>

PROPERTY ADDRESS: 20009 OHIO HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023

Hearing Officer:

Angelita M. Martinez

CERTIFICATE OF SERVICE

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Date

Signature

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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: OFF MARKET BROKER LLC 15009 LIVE OAK SPRINGS CANYON RD SANTA CLARITA, CA 91387</p>

PROPERTY ADDRESS:10010 SOMERSET

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 5TH, 2023 Hearing Officer:


CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 10125 SOMERSET</p> <p>BSEED CASE NO: DNG2023-00055</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: RHMS GROUP, INC 301 GRANT ST, #4300 PITTSBURGH, PA 15219</p>

PROPERTY ADDRESS:10125 SOMERSET

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: MAY 5TH, 2023

Hearing Officer:

Angelita M. Martinez

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Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 10125 SOMERSET</p> <p>BSEED CASE NO: DNG2023-00055</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: RHMS GROUP, INC 15009 LIVE OAK SPRINGS CANYON RD SANTA CLARITA, CA 91387</p>

PROPERTY ADDRESS:10125 SOMERSET

HEARING DATE: MAY 5TH, 2023

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: MAY 5TH, 2023

Hearing Officer:

Angelita M. Martinez

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