



Date: January 19, 2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for January 24, 2024

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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 January 24, 2024, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 4860 Berkshire</b></p> <p><b>BSEED CASE NO: DNG2013-04969</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Rutledge, James E 4860 Berkshire St Detroit, MI 48224-3506</p>
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**PROPERTY ADDRESS: 4860 Berkshire**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer:

*Seth R. Doyle III*

**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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 18007 Chester</b></p> <p><b>BSEED CASE NO: DNG2023-01900</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Ave Fenix 6 255 E Brown, Suite 320 Birmingham, MI 48009</p>
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**PROPERTY ADDRESS: 18007 Chester**

**HEARING DATE: 1-19-2024**

**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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- (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: 1-19-2024

Hearing Officer:

*Dette R. Doyle III*

**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.

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Date

\_\_\_\_\_  
Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 10301 Dexter</b></p> <p><b>BSEED CASE NO: DNG2017-00631</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Solid Rock Cogic 1232 W Boston Blvd Detroit, MI 48226</p>
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**PROPERTY ADDRESS: 10301 Dexter**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: \_\_\_\_\_



**CERTIFICATE OF SERVICE**

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> R;izabeth &amp; Alan Van-Slyke 1481 Ferdinand Detroit, MI 48209</p>
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**PROPERTY ADDRESS: 1481 Ferdinand**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: *Scott R. Doyle III*

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_  
Date

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Signature

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

Telephone No. 313-224-0098

**Department:**  
Buildings Safety Engineering & Environmental  
Department  
2 Woodward Ave., Room 402  
Detroit, MI 48226

**Property Owner & Address:**  
Alan S Van-Slyke  
1481 Ferdinand St  
Detroit, MI 48209

**PROPERTY ADDRESS: 1481 Ferdinand**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: \_\_\_\_\_

*Beth R. Doyle III*

**CERTIFICATE OF SERVICE**

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Date

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Signature

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

Telephone No. 313-224-0098

**Department:**  
Buildings Safety Engineering & Environmental  
Department  
2 Woodward Ave., Room 402  
Detroit, MI 48226

**Property Owner & Address:**  
**Brenda Howard**  
**5737 Garland St**  
**Detroit, MI 48213**

**PROPERTY ADDRESS: 5737 Garland**

**HEARING DATE: 1-19-2024**

**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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- (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: 1-19-2024

Hearing Officer: *Seth R. Doyle III*

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 13553 Monte Vista</b></p> <p><b>BSEED CASE NO: DNG2023-01122</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> <b>Ray L Martin</b> 13553 Monte Vista Detroit, MI 48238</p>
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**PROPERTY ADDRESS: 13553 Monte Vista**

**HEARING DATE: 1-19-2024**

**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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- (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: 1-19-2024

Hearing Officer: *Seth R. Doyle III*

**CERTIFICATE OF SERVICE**

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Date

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Signature



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

Telephone No. 313-224-0098

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

<p><b>Property Owner &amp; Address:</b> Irene Ford 9036 Oakland Detroit, MI 48211</p>
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**PROPERTY ADDRESS: 9036 Oakland**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: *Seth R. Dwyer III*

**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.

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Date

\_\_\_\_\_  
Signature

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

Telephone No. 313-224-0098

**Department:**  
Buildings Safety Engineering & Environmental  
Department  
2 Woodward Ave., Room 402  
Detroit, MI 48226

**Property Owner & Address:**  
Success Group Investments LLC  
17511 Marion St  
Redford, MI 48239

**PROPERTY ADDRESS: 18054 Pelkey**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: \_\_\_\_\_

*Beth R. Doyle III*

**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

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Signature

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Chanel F Deguzman 1420 Washington Blvd Detroit, MI 48226</p>
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**PROPERTY ADDRESS: 18054 Pelkey**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: *Scott R. Doyle III*

**CERTIFICATE OF SERVICE**

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Date

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Signature

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>7033 Pilgrim</b>  <b>BSEED CASE NO:</b> <b>DNG2013-04151</b>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
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<b>Property Owner &amp; Address:</b> <b>James, Tyrone</b> <b>9350 Roland</b> <b>Detroit, MI 48223</b>
--

**PROPERTY ADDRESS: 7033 Pilgrim**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: *Seth R. Doyle III*

**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

**Department:**  
Buildings Safety Engineering & Environmental  
Department  
2 Woodward Ave., Room 402  
Detroit, MI 48226

**Property Owner & Address:**  
Baby R Enterprises LLC  
2474 W Boston Blvd  
Detroit, MI 48206

**PROPERTY ADDRESS: 1192 Pingree**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: *Seth R. Doyle III*

**CERTIFICATE OF SERVICE**

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Date

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Signature

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Randal Jean Baptiste 166 Putman Ave Brooklyn, NY 11216</p>
--

**PROPERTY ADDRESS: 1192 Pingree**

**HEARING DATE: 1-19-2024**

**HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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Date: 1-19-2024

Hearing Officer:

*Scott R. Doyle III*

**CERTIFICATE OF SERVICE**

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Ave Fenix 26 LLC 255 E Brown St Birmingham, MI 48009</p>
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**PROPERTY ADDRESS: 20411 Santa Rosa**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: *Beth R. Wolfe III*

**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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 7920 Sarena</b></p> <p><b>BSEED CASE NO: DNG2020-00667</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Henry Mosley 8437 Grand River Detroit, MI 48210</p>
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**PROPERTY ADDRESS: 7920 Sarena**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: \_\_\_\_\_

*Steve R. Doyle III*

**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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 7920 Sarena</b></p> <p><b>BSEED CASE NO: DNG2020-00667</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Sallie Mosley 8437 Grand River Detroit, MI 48204</p>
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**PROPERTY ADDRESS: 7920 Sarena**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: *Seth R. Doyle III*

**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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 540 West Seven Mile</b></p> <p><b>BSEED CASE NO: DNG2023-01904</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Restoration Unlimited, Inc. 1012 East Nine Mile Road Hazel Park, MI 48030</p>
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**PROPERTY ADDRESS: 540 West Seven Mile**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer:

*Seth R. Doyle III*

**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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>17128 Strasburg</b>  <b>BSEED CASE NO:</b> <b>DNG2010-05938</b>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
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<b>Property Owner &amp; Address:</b> Jeremy Wilson 9996 Hazelton Redford, MI 48239
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**PROPERTY ADDRESS: 17128 Strasburg**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: *Seth R. Doyle III*

**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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 16248 Tuller</b></p> <p><b>BSEED CASE NO: DNG2023-01473</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Nicole King 6804 Alta Westgate Dr, Apt 1301 Orlando, MI 32835</p>
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**PROPERTY ADDRESS: 16248 Tuller**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer:

*Seth R. Doyle III*

**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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  8026 Wheeler</p> <p><b>BSEED CASE NO:</b>  DNG2023-01487</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  Ali Nasser  PO Box 4073  Dearborn, MI 48126</p>
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**PROPERTY ADDRESS: 8026 Wheeler**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

Hearing Officer: \_\_\_\_\_

*Beth R. Doyle III*

**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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 14804 Wisconsin</b></p> <p><b>BSEED CASE NO: DNG2023-01541</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> Jarvis Silar 14804 Wisconsin Detroit, MI 48239</p>
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**PROPERTY ADDRESS: 14804 Wisconsin**

**HEARING DATE: 1-19-2024**

**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: 1-19-2024

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.

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Date

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Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>14804 Wisconsin</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2023-01541</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  Jarvis Silar  31453 Vargo Street  Livonia, MI 48152</p>
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**PROPERTY ADDRESS: 14804 Wisconsin**

**HEARING DATE: 1-19-2024**

**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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- (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: 1-19-2024

Hearing Officer:

*Seth R. Douglas III*

**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

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Signature