

Date: March 15, 2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for March 15, 2024

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 March 15, 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).

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# **Dangerous Building Show Cause Hearing**

PROPERTY ADDRESS: 5042 25th

BSEED CASE NO: DNG2024-00196

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: Dena Walker 2994 Collingwood Detroit, MI 48206

PROPERTY ADDRESS: 5042 25th HEARING DATE: 3/152024

### 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:	3/152024	Hearing Officer:	19	- Ar	
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I certify that on this date a copy of this Order was se addressed to the owner at the owner's address listed	
Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 5042 25th

BSEED CASE NO: DNG2024-00196

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: Detroit Lnad Bank Authority 500 Griswold Detroit, MI 48226

PROPERTY ADDRESS: 5042 25th

**HEARING DATE: 3/15/2024** 

# 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:	3/15/2024	Hearing Officer:  CERTIFICATE OF SERVICE	
I c	ertify that on this da dressed to the owner	te a copy of this Order was served by certified mail, return receipt requat the owner's address listed above and by posting on the property add	iested dress.
Da	ite	Signature	

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 5042 25th

BSEED CASE NO: DNG2024-00196

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: James M Dubberley 2994 Collingwood St. Detroit, MI 48206

PROPERTY ADDRESS: 5042 25th

# HEARING DATE: 3/15/2024

# 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:	3/15/2024 Hearing Officer:	Hearing Officer:	you make to		
		-	10		

	vas served by certified mail, return receipt requested listed above and by posting on the property address.
Date	Signature

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 19925 Andover

BSEED CASE NO: DNG2015-03885

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: Ivory Lawson 20203 Gilchrist Detroit, MI 48235

PROPERTY ADDRESS: 19925 Andover

# **HEARING DATE: 3/15/2024**

### 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: 3/15/2024

# CERTIFICATE OF SERVICE

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 1610 Collingwood

BSEED CASE NO: DNG2010-22684

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: Storage Infinity Trust Co LLC 47256 Clipper Ste 700838 Plymouth, MI 48170

PROPERTY ADDRESS: 1610 Collingwood

HEARING DATE: 3/15/2024

## 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;
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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: 3/15/2024 Hearing Officer:

## CERTIFICATE OF SERVICE

Date	Signature

CITY OF DETROIT **DEPARTMENT OF** APPEALS & HEARINGS

**ADMINISTRATIVE** APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

Dangerous Building **Show Cause Hearing** 

PROPERTY ADDRESS: 1610 Collingwood

**BSEED CASE NO:** DNG2010-22684

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: Richard Wilson 47526 Clipper Ste700838 Plymouth, MI 48170

**PROPERTY ADDRESS: 1610 Collingwood** 

**HEARING DATE: 3/15/2024** 

# 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:	3/15/2024	

Hearing Officer:

### CERTIFICATE OF SERVICE

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 13115 Conant

BSEED CASE NO: DNG2014-05635

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: Mohammed Huda 13115 Conant Detroit, MI 48212

**PROPERTY ADDRESS: 13115 Conant** 

**HEARING DATE: 3/15/2024** 

### 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	Signature

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# **Dangerous Building** Show Cause Hearing

PROPERTY ADDRESS: 12551 Fairport

BSEED CASE NO: DNG2020-02165

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: Sunny Tharpe 30474 Utica Rd. Roseville, MI 48066

**PROPERTY ADDRESS: 12551 Fairport** 

**HEARING DATE: 3/15/2024** 

### 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:	3/15/2024	Hearing Officer:	Ma	And C
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### CERTIFICATE OF SERVICE

Date	Signature	

## STATE OF MICHIGAN **Dangerous Building Show Cause Hearing** FINDINGS OF FACT CITY OF DETROIT DEPARTMENT OF AND ORDER OF PROPERTY ADDRESS: APPEALS & HEARINGS HEARING OFFICER 12551 Fairport **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2020-02165 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Detroit Land Bank Authority Department: Buildings Safety Engineering & Environmental 500 Griswold Detroit, MI 48226 Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **HEARING DATE: 3/15/2024**

PROPERTY ADDRESS: 12551 Fairport

# 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.

Dunam	g oc DEMI	he -11/1
Date:	3/15/2024	Hearing Officer:
		CERTIFICATE OF SERVICE
I o	certify that on this	date a copy of this Order was served by certified mail, return receipt requested ner at the owner's address listed above and by posting on the property address.
Ē	Date	Signature

# **Dangerous Building** STATE OF MICHIGAN **Show Cause Hearing** FINDINGS OF FACT CITY OF DETROIT AND ORDER OF DEPARTMENT OF PROPERTY ADDRESS: APPEALS & HEARINGS HEARING OFFICER 22715 Fenkell ADMINISTRATIVE BSEED CASE NO: APPEALS BUREAU DNG2022-00019 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Robert Seay Buildings Safety Engineering & Environmental Department: 14400 Mansfield Detroit, MI 48227 Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **HEARING DATE: 3/15/2024** PROPERTY ADDRESS: 22715 Fenkell 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
- (2) the condition of the building or structure listed above is not currently safe and cannot be made
- (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.

building be DEMOLISHED.		May make
Date: 3/	15/2024	Hearing Officer:
Date.	<b>* * * *</b>	CERTIFICATE OF SERVICE

# CERTIFICATE OF SERVICE

addressed		
	Signature	
Date		

### STATE OF MICHIGAN **Dangerous Building Show Cause Hearing** FINDINGS OF FACT CITY OF DETROIT AND ORDER OF DEPARTMENT OF PROPERTY ADDRESS: APPEALS & HEARINGS HEARING OFFICER 2463 Ford ADMINISTRATIVE APPEALS BUREAU **BSEED CASE NO:** DNG2023-01230 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: WHLWW Services LLP Department: Buildings Safety Engineering & Environmental 48377 Vandyke Shelby Township, MI 48317 Department 2 Woodward Ave., Room 402

PROPERTY ADDRESS: 2463 Ford

Detroit, Ml 48226

**HEARING DATE: 3/15/2024** 

# 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

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IT IS H building	EREBY ORDERED that the best of	it shall be recommended to the Detroit City Council that this danger
Date:	3/15/2024	Hearing Officer:

# CERTIFICATE OF SERVICE

Signature

# Dangerous Building STATE OF MICHIGAN **Show Cause Hearing** FINDINGS OF FACT CITY OF DETROIT AND ORDER OF DEPARTMENT OF PROPERTY ADDRESS: APPEALS & HEARINGS HEARING OFFICER 1320 Glover ADMINISTRATIVE APPEALS BUREAU **BSEED CASE NO:** DNG2022-02163 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Glenn E Wash & Associates Department: Buildings Safety Engineering & Environmental 14541 Schaefer Detroit, MI 48227 Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **HEARING DATE: 3/15/2024** PROPERTY ADDRESS: 1320 Glover 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 (2) the condition of the building or structure listed above is not currently safe and cannot be made (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. Hearing Officer: 3/15/2024

CERTIFICATE OF SERVICE

Date:

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Date			

# STATE OF MICHIGAN Dangerous Building **Show Cause Hearing** FINDINGS OF FACT CITY OF DETROIT AND ORDER OF DEPARTMENT OF PROPERTY ADDRESS: APPEALS & HEARINGS HEARING OFFICER 15844 Mendota ADMINISTRATIVE **BSEED CASE NO:** APPEALS BUREAU DNG2024-00361 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Mendota St LLC 15400 Grand River Ave, 2nd FL Department: Buildings Safety Engineering & Environmental Detroit, MI 48202 Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **HEARING DATE: 3/15/2024** PROPERTY ADDRESS: 15844 Mendota 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
- (2) the condition of the building or structure listed above is not currently safe and cannot be made
- (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.

IT IS HEREBY ORDI building be DEMOLIS	D.
Date: 3/15/2024	Hearing Officer:
	CERTIFICATE OF SERVICE
I certify that on the o	late a copy of this Order was served by certified mail, return receipt requested er at the owner's address listed above and by posting on the property address.
Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

**ADMINISTRATIVE** APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

**Dangerous Building Show Cause Hearing** 

PROPERTY ADDRESS: 15844 Mendota

**BSEED CASE NO:** DNG2024-00631

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: Rodlae Close 440 Burroughs Ste 104 Detroit, MI 48201

PROPERTY ADDRESS: 15844 Mendota

**HEARING DATE: 3/15/2024** 

# 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
- (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.

Hearing Officer: 3/15/2024 Date: CERTIFICATE OF SERVICE

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 20187 Meyers

BSEED CASE NO: DNG2023-02042

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: Detroit Housing Coalition LLC 12209 Glenfield Detroit, MI 48213

**PROPERTY ADDRESS: 20187 Meyers** 

**HEARING DATE: 3/15/2024** 

### 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;
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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: 3/15/2024 Hearing Officer:

## **CERTIFICATE OF SERVICE**

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 20187 Meyers

BSEED CASE NO: DNG2023-02042

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: Gratiot 100 LC 51 W Hancock Detroit, MI 48201

**PROPERTY ADDRESS: 20187 Meyers** 

**HEARING DATE: 3/15/2024** 

### 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:

3/15/2024

Hearing Officer:

### **CERTIFICATE OF SERVICE**

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS :

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# **Dangerous Building Show Cause Hearing**

PROPERTY ADDRESS: 20187 Meyers

BSEED CASE NO: DNG2023-02042

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: New Property Detroit LLC 29155 Northwestern Hwy Ste 753 Southfield, MI 48034

**PROPERTY ADDRESS: 20187 Meyers** 

**HEARING DATE: 3/15/2024** 

### 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:

3/15/2024

Hearing Officer:

### CERTIFICATE OF SERVICE

Date	Signature	

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# **Dangerous Building Show Cause Hearing**

# PROPERTY ADDRESS: 6803 Piedmont

BSEED CASE NO: DNG2024-00327

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: Shirley Campbell & Crystal Campbell 6803 Piedmont Detroit, M1 48228

**PROPERTY ADDRESS: 6803 Piedmont** 

**HEARING DATE: 3/15/2024** 

### 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: 3/15/2024

Hearing Officer:

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

Date	Signature	

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

**PROPERTY ADDRESS:** 8765 Quincy

BSEED CASE NO: DNG2019-01235

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: Detroit Land Bank Authority 500 Griswold Ste 1200 Detroit, MI 48226

**PROPERTY ADDRESS: 8765 Quincy** 

**HEARING DATE: 3/15/2024** 

## 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:

3/15/2024

Hearing Officer:

### **CERTIFICATE OF SERVICE**

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 8765 Quincy

BSEED CASE NO: DNG2019-01235

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: Seeds4 Growth LLC 120 W Michigan Ave Ste 1500 Jackson, MI 49201

**PROPERTY ADDRESS: 8765 Quincy** 

**HEARING DATE: 3/15/2024** 

### 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:

3/15/2024

Hearing Officer:

## CERTIFICATE OF SERVICE

Date	Signature

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# **Dangerous Building** Show Cause Hearing

# PROPERTY ADDRESS: 11816 Riad

BSEED CASE NO: DNG2023-01783

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: Rose Marie Kwiecinski 3324 E Milwaukee Detroit, MI 48211

**PROPERTY ADDRESS: 11816 Riad** 

# HEARING DATE: 3/15/2024

# 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:	3/15/2024	Hearing Officer:	Johnston

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

Date	Signature

# STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# **ADMINISTRATIVE** APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

# Dangerous Building **Show Cause Hearing**

PROPERTY ADDRESS: 11816 Riad

**BSEED CASE NO:** DNG2023-01783

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: Rosemarie Kwiecinski P.O. Box 36684 Grosse Pointe, MI 48236

PROPERTY ADDRESS: 11816 Riad

**HEARING DATE: 3/15/2024** 

# 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
- (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.

Hearing Officer: 3/15/2024 Date:

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.

Signature Date

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# **Dangerous Building Show Cause Hearing**

PROPERTY ADDRESS: 15831 Rockdale

BSEED CASE NO: DNG2011-02226

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: Habeebah Ameenah 15550 Curtis Detroit, MI 48235

**PROPERTY ADDRESS: 15831 Rockdale** 

**HEARING DATE: 3/15/2024** 

# 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:	3/15/2024	Hearing Officer:	90	agmight.	

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

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 20425 Santa Barbara

BSEED CASE NO: DNG2023-01451

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: Ramon Fernandez 20425 Santa Barbara Detroit, MI 48221

PROPERTY ADDRESS: 20425 Santa Barbara

# **HEARING DATE: 3/15/2024**

# 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:	3/15/2024	Hearing Officer:	 ad market	

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	s listed above and by posting on the property address.

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 241 Savannah

BSEED CASE NO: DNG2024-00082

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

Telephone No. 313-224-0098

NO DE MANER

### Department:

Date

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 Property Owner & Address: Ayatullah Muhammad 15654 Lexington Redford, MI 48239

**PROPERTY ADDRESS: 241 Savannah** 

**HEARING DATE: 3/15/2024** 

### 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:	3/15/2024	Hearing Officer:
		CERTIFICATE OF SERVICE
		is date a copy of this Order was served by certified mail, return receipt requested wner at the owner's address listed above and by posting on the property address.

Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 14600 E. Seven Mile Rd.

BSEED CASE NO: DNG2019-02063

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: Bruce Hudson 15239 Cedargrove Detroit, MI 48205

PROPERTY ADDRESS: 14600 E. Seven Mile Rd.

**HEARING DATE: 3/15/2024** 

# 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:	3/15/2024	Hearing Officer:	

## CERTIFICATE OF SERVICE

Date	Signature

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

### ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 19800 Hamburg

BSEED CASE NO: DNG2023-01443

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: Kathleen P Carleton 24 Glenview Dr. West Orange, NJ 07052

**PROPERTY ADDRESS: 19800 Hamburg** 

**HEARING DATE: 3/15/2024** 

### 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:	3/15/2024

Hearing Officer:

# CERTIFICATE OF SERVICE

Date	Signature	

CITY OF DETROIT **DEPARTMENT OF APPEALS & HEARINGS** 

## **ADMINISTRATIVE** APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

# **Dangerous Building Show Cause Hearing**

**PROPERTY ADDRESS:** 9531 Stahelin

**BSEED CASE NO:** DNG2023-01266

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: Autumn Banks 5837 Evergreen Apt 1 Dearborn Heights, MI 48127

PROPERTY ADDRESS: 9531 Stahelin

# **HEARING DATE: 3/15/2024**

### 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
- (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:	3/15/2024	Hearing Officer:	_
		CERTIFICATE OF SERVICE	

Date	<del></del>	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

# ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 14078 Tacoma

BSEED CASE NO: DNG2014-09220

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 ADDRESS: 14078 Tacoma

**HEARING DATE: 3/15/2024** 

Property Owner & Address:

Justin Hedwood

Detroit, MI 48224

19186 Mccormick St.

### 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:

3/15/2024

Hearing Officer:

### CERTIFICATE OF SERVICE

	4
Date	Signature

**CITY OF DETROIT DEPARTMENT OF** APPEALS & HEARINGS

## **ADMINISTRATIVE** APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

# **Dangerous Building Show Cause Hearing**

**PROPERTY ADDRESS:** 15841 Tuller

**BSEED CASE NO:** DNG2024-00339

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: **Towd Point Mortgage Trust2016** 3217 Decker Lane Dr. Salt Lake City, UT 84119-3284

**PROPERTY ADDRESS: 15841 Tuller** 

**HEARING DATE: 3/15/2024** 

### 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:	3/15/2024	Hearing Officer:	John Spill

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

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 8547 Vernor

BSEED CASE NO: DNG2019-02326

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: Roberto Rojo 2018 N Green St. Detroit, MI 48209

PROPERTY ADDRESS: 8547 Vernor

**HEARING DATE: 3/15/2024** 

# 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.

		0 6 11 11 11	
Date:	3/15/2024	Hearing Officer:	
		CERTIFICATE OF SERVICE	

Date	Signature

### **CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS**

# **ADMINISTRATIVE** APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

# Dangerous Building **Show Cause Hearing**

PROPERTY ADDRESS: 18468 Waltham

**BSEED CASE NO:** DNG2014-06613

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

Telephone No. 313-224-0098

#### Department:

Date

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

**PROPERTY ADDRESS: 18468 Waltham** 

Property Owner & Address: Mayce Mcclain 20821 Secleded Ln Southfield, MI 48075

**HEARING DATE: 3/15/2024** 

# 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	g be DEMOLISHED.	Dale de	
Date:	3/15/2024	Hearing Officer:	100
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.			

Signature

### CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 18468 Waltham

**BSEED CASE NO: DNG2014-06613** 

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: Ericka Mcclain 20821 Secleded Ln Southfield, MI 48075

**PROPERTY ADDRESS: 18468 Waltham** 

# **HEARING DATE: 3/15/2024**

### 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:	3/15/2024	Hearing Officer:
		CERTIFICATE OF SERVICE

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

## ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 16191 Washburn

BSEED CASE NO: DNG2023-01829

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: Wright Choice Investments LLC 17357 Muirland Detroit, MI 48221

PROPERTY ADDRESS: 16191 Washburn

**HEARING DATE: 3/15/2024** 

# 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.

te:	3/15/2024	Hearing Officer:  CERTIFICATE OF SERVICE
I co	ertify that on thi	date a copy of this Order was served by certified mail, return receipt requested ner at the owner's address listed above and by posting on the property address.
aut	nessed to the o	ner at the owner 3 data ess histed above and by posting on the property management
Da	te	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 14231 Wyoming

BSEED CASE NO: DNG2024-00243

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: 1st Star Properties 5533 Mead Dearborn, MI 48126

PROPERTY ADDRESS: 14231 Wyoming

**HEARING DATE: 3/15/2024** 

# 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

- 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:

3/15/2024

Hearing Officer:

# CERTIFICATE OF SERVICE

/		
Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

# FINDINGS OF FACT AND ORDER OF HEARING OFFICER

**Dangerous Building** Show Cause Hearing

PROPERTY ADDRESS: 10261 Graiot

BSEED CASE NO: DNG2021-00615

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: Curtis Sylvester 10261 Gratiot Detroit, MI 48213

**PROPERTY ADDRESS: 10261 Graiot** 

**HEARING DATE: 3/15/2024** 

### 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:	3/15/2024	Hearing Officer:	pyndel	
			A NA	

	er was served by certified mail, return receipt requested ess listed above and by posting on the property address.
Date	Signature