



DEPARTMENT OF  
**Appeals & Hearings**

Date: October 6, 2023

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for October 6, 2023

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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 October 6, 2023, in accordance with Section 8-17-24(d) of the 2019 Detroit City Code. These matters are to be scheduled for a show cause hearing before City Council not less than 30 days after the date of hearing. See City Code Section 8-17-25(a).

<p align="center"><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:</b> 19947 Alcoy</p> <p><b>BSEED CASE NO:</b> DNG2020-02542</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> Tamar Group LLC 2855 Charter, Apt 114 Troy, MI 48083</p>
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**PROPERTY ADDRESS: 19947 Alcoy**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p align="center"><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: 12130 Duchess</b></p> <p><b>BSEED CASE NO: DNG2023-01538</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> Detroit Investment Property Network LLC 4215 Sheridan Royal Oak, MI 48073</p>
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**PROPERTY ADDRESS: 12130 Duchess**

**HEARING DATE: 10-6-2023**

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

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Hearing Officer:

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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:**  
Charles & Vicky Schroeder  
14404 Evergreen  
Detroit, MI 48223

**PROPERTY ADDRESS: 14406 Evergreen**

**HEARING DATE: 10-6-2023**

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

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Hearing Officer: Angelita M. Martinez

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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> Charles Schroeder 27707 Bridge St Livonia, MI 48152</p>
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**PROPERTY ADDRESS: 14406 Evergreen**

**HEARING DATE: 10-6-2023**

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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> Ike Philips 14404 Evergreen Detroit, MI 48223</p>
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**PROPERTY ADDRESS: 14406 Evergreen**

**HEARING DATE: 10-6-2023**

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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> Rosalie Mills 9123 Fischer Detroit, MI 48213</p>
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**PROPERTY ADDRESS: 9123 Fischer**

**HEARING DATE: 10-6-2023**

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

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

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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:**  
**Pe-Tse Keung**  
**17 Gateview Dr**  
**Waterloo, Ontario N2T 1A3, Canada**

**PROPERTY ADDRESS: 19166 Fleming**

**HEARING DATE: 10-6-2023**

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

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

Telephone No. 313-224-0098

<p><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> Sean Tidwell, Clear Choice Holdings 634 Atkinson Detroit, MI 48202</p>
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**PROPERTY ADDRESS: 2942 Glendale**

**HEARING DATE: 10-6-2023**

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

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

Telephone No. 313-224-0098

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

**Property Owner & Address:**  
**Zetherine Burns**  
13984 Archdale  
Detroit, MI 48227

**PROPERTY ADDRESS: 19951 James Couzen**

**HEARING DATE: 10-6-2023**

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

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

Telephone No. 313-224-0098

<p><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> Loretta White &amp; James Edward White Jr. 11400 Terry St Detroit, MI 48227</p>
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**PROPERTY ADDRESS: 4276 Larchmonth**

**HEARING DATE: 10-6-2023**

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

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

Telephone No. 313-224-0098

<p><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> Grand Detroit Holding LLC 23815 Northwestern Hwy #200 Southfield, MI 48075</p>
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**PROPERTY ADDRESS: 5645 Livernois**

**HEARING DATE: 10-6-2023**

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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> Robert Borduin 140 East Dakota Detroit, MI 48203</p>
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**PROPERTY ADDRESS: 13977 Maine**

**HEARING DATE: 10-6-2023**

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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> BsInc Inc 17713 Hunters Ridge San Diego, CA 92127</p>
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**PROPERTY ADDRESS: 18911 Oakfield**

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<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: 8143 Rolyat</b></p> <p><b>BSEED CASE NO: DNG2023-01662</b></p>
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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:**  
Lee Pai  
8143 Rolyat  
Detroit, MI 48234

**PROPERTY ADDRESS: 8143 Rolyat**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

Hearing Officer:

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p><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: 8143 Rolyat</b></p> <p><b>BSEED CASE NO: DNG2023-01662</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>
---

<p><b>Property Owner &amp; Address:</b> Ping W Yang 8143 Rolyat Detroit, MI 48234</p>
---

**PROPERTY ADDRESS: 8143 Rolyat**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature



<p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building</u></b> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b> 4394 Somerset</p> <p><b>BSEED CASE NO:</b> DNG2018-02637</p>
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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:**  
**Homi Holdings LLC**  
4394 Somerset  
Detroit, MI 48224-3427

**PROPERTY ADDRESS: 4394 Somerset**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p><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: 4394 Somerset</b></p> <p><b>BSEED CASE NO: DNG2018-02637</b></p>
--	---	---

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> Homi Holdings LLC PO Box 1348 Lexington, SC 29071</p>
---

**PROPERTY ADDRESS: 4394 Somerset**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

Hearing Officer:

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<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>4394 Somerset</b>  <b>BSEED CASE NO:</b> <b>DNG2018-02637</b>
---	--	---

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
--

<b>Property Owner &amp; Address:</b> <b>Homi Holdings LLC</b> <b>237 West 35th St, Ste 806</b> <b>New York, NY 10001</b>
---

**PROPERTY ADDRESS: 4394 Somerset**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p align="center"><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: 7562 Stockton</b></p> <p><b>BSEED CASE NO: DNG2020-01157</b></p>
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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:**  
Alice Jackson  
18710 Birwood  
Detroit, MI 48221

**PROPERTY ADDRESS: 7562 Stockton**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

Hearing Officer:

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p align="center"><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: 3262 Tuxedo</b></p> <p><b>BSEED CASE NO: DNG2016-00719</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>
---

<p><b>Property Owner &amp; Address:</b> KPG Rentals &amp; Properties LLC 1511 Fisher Fwy Detroit, MI 48216</p>
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**PROPERTY ADDRESS: 3262 Tuxedo**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

Hearing Officer:

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

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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: 3262 Tuxedo</b></p> <p><b>BSEED CASE NO: DNG2016-00719</b></p>
---	--	--

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> Kristyn Patterson 1702 W Fort #404 Detroit, MI 48216</p>
--

**PROPERTY ADDRESS: 3262 Tuxedo**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<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>15374 Bramell</b>  <b>BSEED CASE NO:</b> <b>DNG2011-04237</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
--

<b>Property Owner &amp; Address:</b> <b>Kimike Clark</b> <b>7264 Chatham</b> <b>Detroit, MI 48239</b>
--

**PROPERTY ADDRESS: 15374 Bramell**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

Hearing Officer:

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p align="center"><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: 15374 Bramell</b></p> <p><b>BSEED CASE NO: DNG2011-04237</b></p>
---	--	--

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:**  
Wayne County Treasurer  
400 Monroe 5th FL  
Detroit, MI 48226

**PROPERTY ADDRESS: 15374 Bramell**

**HEARING DATE: 10-6-2023**

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

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

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- (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: 10-6-2023

Hearing Officer: *Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_ Date

\_\_\_\_\_ Signature



<p align="center"><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: 18877 Keystone</b></p> <p><b>BSEED CASE NO: DNG2023-01374</b></p>
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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:**  
Utellus E Barnes  
18877 Keystone  
Detroit, MI 48234

**PROPERTY ADDRESS: 18877 Keystone**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

Hearing Officer: Angelita M. Martinez

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p align="center"><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: 18877 Keystone</b></p> <p><b>BSEED CASE NO: DNG2023-01374</b></p>
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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:**  
Nicolette D Sheffield  
18877 Keystone  
Detroit, MI 48234

**PROPERTY ADDRESS: 18877 Keystone**

**HEARING DATE: 10-6-2023**

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

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

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- (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: 10-6-2023

Hearing Officer: Angelita M. Martinez

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

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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>BSEED CASE NO:</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
--

<b>Property Owner &amp; Address:</b>
--------------------------------------

**PROPERTY ADDRESS:**

**HEARING DATE:**

**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:

Hearing Officer:

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_ Date

\_\_\_\_\_ Signature

<p><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>3845 W Fort</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2023-01530</b></p>
--	---	--

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:**  
**Crown Enterprises LLC**  
**12225 Stephens Rd**  
**Warren, MI 48089**

**PROPERTY ADDRESS: 3845 W Fort**

**HEARING DATE: 10-6-2023**

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

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

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

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

Date: 10-6-2023

Hearing Officer: Angelita M. Martinez

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p><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: 3845 W Fort</b></p> <p><b>BSEED CASE NO: DNG2023-01530</b></p>
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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:**  
Crown Enterprises LLC  
PO Box 869  
Warren, MI 48089

**PROPERTY ADDRESS: 3845 W Fort**

**HEARING DATE: 10-6-2023**

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

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Date: 10-6-2023

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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Date

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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> Alejandro S. Gonzalez 5379 31st St Detroit, MI 48210</p>
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**PROPERTY ADDRESS: 5379 31st**

**HEARING DATE: 10-6-2023**

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

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

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Date: 10-6-2023

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

Telephone No. 313-224-0098

<p><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> Alejandro S. Gonzalez 4801 W Warren Detroit, MI 48209</p>
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**PROPERTY ADDRESS: 5379 31st**

**HEARING DATE: 10-6-2023**

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

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Date: 10-6-2023

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

*Angelita M. Marx*

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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:**  
Alejandro S Gonzalez  
4427 Ewers St  
Detroit, MI 48210

**PROPERTY ADDRESS: 5379 31st**

**HEARING DATE: 10-6-2023**

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

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Date: 10-6-2023

Hearing Officer:

*Angelita M. Martinez*

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