



Date: April 5, 2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for April 5, 2024

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The Department of Appeals and Hearings (DAH) has filed the findings and demolition orders of the Hearing Officer for the Dangerous Buildings hearings held on April 5, 2024 in accordance with Section 8-17-24(d) of the 2019 Detroit City Code. These matters are to be scheduled for a show cause hearing before City Council not less than 30 days after the date of hearing. See City Code Section 8-17-25(a).

<p 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</u> <u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 15639 FORDHAM</b></p> <p><b>BSEED CASE NO: DNG2023-01841</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:**  
  
E.A.R HOUSING INC  
2711 E. JEFFERSON, SUITE 204  
DETROIT, MI 48207

**PROPERTY ADDRESS: 15639 FORDHAM**

**HEARING DATE: APRIL 5, 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, 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:

Hearing Officer:



**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p align="center"><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: 17154 ALCOY</b></p> <p><b>BSEED CASE NO: DNG2020-01573</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:**  
  
**DETROIT LAND BANK AUTHORITY  
500 GRISWOLD, SUITE 1200  
DETROIT, MI 48226**

**PROPERTY ADDRESS: 17154 ALCOY      HEARING DATE: APRIL 5, 2024**

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

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Date: APRIL 5, 2024

Hearing Officer: *Ron L. Dugan*

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Telephone No. 313-224-0098

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

**Property Owner & Address:**  
  
**TATIANA CROSBY  
560 SAINT AUBIN  
DETROIT, MI 48207**

**PROPERTY ADDRESS: 17154 ALCOY      HEARING DATE: APRIL 5, 2024**

**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>  <b>AMERICAN TAX REFUND LLC</b> <b>15720 BILTMORE</b> <b>DETROIT, MI 48227</b></p>
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**PROPERTY ADDRESS: 15720 BILTMORE**

**HEARING DATE: APRIL 5, 2024**


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

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Telephone No. 313-224-0098

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

**Property Owner & Address:**  
  
**WILLIAM SEMAAN**  
**51 W HANCOCK, SUITE 401**  
**DETROIT, MI 48201**

**PROPERTY ADDRESS: 15720 BILTMORE**

**HEARING DATE: APRIL 5, 2024**


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

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Telephone No. 313-224-0098

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

**Property Owner & Address:**  
  
**SHEILA RUFFIN  
15720 BILTMORE  
DETROIT, MI 48227**

**PROPERTY ADDRESS: 15720 BILTMORE**

**HEARING DATE: APRIL 5, 2024**

**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:**  
**DETROIT LAND BANK AUTHORITY**  
**500 GRISWOLD, SUITE 1200**  
**DETROIT, MI 48226**

**PROPERTY ADDRESS: 5638 CAMPBELL**

**HEARING DATE: APRIL 5, 2024**

**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:**  
**DEANNA RAKESTRAW**  
**5659 N CAMPBELL ST**  
**DETROIT, MI 48210**

**PROPERTY ADDRESS: 5638 CAMPBELL**

**HEARING DATE: APRIL 5, 2024**


**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>  <b>DETROIT ASM RENO LLC</b> <b>23636 MICHIGAN AVE, SUITE 539</b> <b>DEARBORN, MI 48124</b></p>
---

**PROPERTY ADDRESS: 120 COLLINGWOOD HEARING DATE: APRIL 5, 2024**

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

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Date: APRIL 5, 2024

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:**  
  
**SALEM JASER  
23875 MICHIGAN AVE, SUITE 539  
DEARBORN, MI 48124**

**PROPERTY ADDRESS: 120 COLLINGWOOD HEARING DATE: APRIL 5, 2024**

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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> <b>DETROIT RENAISSANCE FUND LLC</b> <b>48 NW 25TH ST</b> <b>MIAMI, FL 33127</b></p>
---

**PROPERTY ADDRESS: 5414 CONCORD**

**HEARING DATE: APRIL 5, 2024**

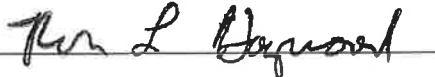
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**Department:**  
Buildings Safety Engineering & Environmental  
Department  
2 Woodward Ave., Room 402  
Detroit, MI 48226

**Property Owner & Address:**  
  
**ALAN TUSEK**  
**30791 BENNINGTON ST**  
**WESTLAND, MI 48186**

**PROPERTY ADDRESS: 5414 CONCORD**

**HEARING DATE: APRIL 5, 2024**

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

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Department  
2 Woodward Ave., Room 402  
Detroit, MI 48226

**Property Owner & Address:**  
  
**MARCEL STEWART**  
**11323 MARION**  
**REDFORD, MI 48239**

**PROPERTY ADDRESS: 16710 DOLPHIN**

**HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
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>19353 DRESDEN</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2024-00343</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>  <b>WELIA DAWSON</b>  <b>12858 GRAYFIELD</b>  <b>DETROIT, MI 48223</b></p>
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**PROPERTY ADDRESS: 19353 DRESDEN**

**HEARING DATE: APRIL 5, 2024**

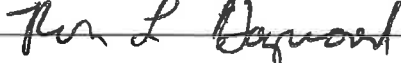
**HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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

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

Date: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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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: 87 EDGEVALE</b></p> <p><b>BSEED CASE NO: DNG2024-00429</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:**  
  
**KENNETH MANNIS  
15000 ILENE  
DETROIT, MI 48238**

**PROPERTY ADDRESS: 87 EDGEVALE HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_ 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> 5047 ELMHURST</p> <p><b>BSEED CASE NO:</b> DNG2023-01839</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:**  
  
**KENNETH BUTLER**  
12840 PEMBROKE  
DETROIT, MI 48235

**PROPERTY ADDRESS: 5047 ELMHURST**

**HEARING DATE: APRIL 5, 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: APRIL 5, 2024

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



**CERTIFICATE OF SERVICE**

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Date

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<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> 5047 ELMHURST</p> <p><b>BSEED CASE NO:</b> DNG2023-01839</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></p> <p><b>KENNETH BUTLER</b> 13585 TURNER DETROIT, MI 48238</p>
---

**PROPERTY ADDRESS: 5047 ELMHURST**

**HEARING DATE: APRIL 5, 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: APRIL 5, 2024

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

*Ken L. Hayward*

**CERTIFICATE OF SERVICE**

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Date

\_\_\_\_\_  
Signature

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

Telephone No. 313-224-0098

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

**Property Owner & Address:**  
**DETROIT LAND BANK AUTHORITY**  
**500 GRISWOLD, SUITE 1200**  
**DETROIT, MI 48226**

**PROPERTY ADDRESS: 19454 FERGUSON**

**HEARING DATE: APRIL 5, 2024**

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

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

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Date: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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Date

\_\_\_\_\_  
Signature

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

Telephone No. 313-224-0098

<p><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>  <b>TEKHALA VAUGHN</b> <b>4085 EDMUND</b> <b>WAYNE, MI 48184</b></p>
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**PROPERTY ADDRESS: 19454 FERGUSON**

**HEARING DATE: APRIL 5, 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: APRIL 5, 2024

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



**CERTIFICATE OF SERVICE**

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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:**  
  
**CONNIE DENE**  
**604 E. PHILADELPHIA**  
**DETROIT, MI 48221**

**PROPERTY ADDRESS: 19374 GOULBURN**

**HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_ Date

\_\_\_\_\_ Signature

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

Telephone No. 313-224-0098

<p><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>  <b>KIMBERLY M SMITH &amp; ALESIA SMITH</b> <b>18329 ESTATES DR</b> <b>DETROIT, MI 48206</b></p>
--

**PROPERTY ADDRESS: 1224 W GRAND BLVD HEARING DATE: APRIL 5, 2024**

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

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

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Date: APRIL 5, 2024

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



**CERTIFICATE OF SERVICE**

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Signature

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

Telephone No. 313-224-0098

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

**Property Owner & Address:**  
  
**JERMAINE SHUMATE**  
**16585 BRAILE**  
**DETROIT, MI 48219**

**PROPERTY ADDRESS: 2705 HOOKER HEARING DATE: APRIL 5, 2024**


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

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

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Date: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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Date

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Signature

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  <b>DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</b></p>
--

**PROPERTY ADDRESS: 12831 JANE      HEARING DATE: APRIL 5, 2024**

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

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

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Date: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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Date

\_\_\_\_\_  
Signature



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

Telephone No. 313-224-0098

<p><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>  LEAH PENN 919 SHULL STOCKTON, CA 95209</p>
---

**PROPERTY ADDRESS: 12831 JANE      HEARING DATE: APRIL 5, 2024**

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

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

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Date: APRIL 5, 2024

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

*Tom L. Hayward*

**CERTIFICATE OF SERVICE**

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Date

\_\_\_\_\_  
Signature

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

Telephone No. 313-224-0098

<p><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>  <b>SHINA FINANCIAL LLC</b> <b>39500 HIGH POINTE BLVD, SUITE 350</b> <b>NOVI, MI 48375</b></p>
--

**PROPERTY ADDRESS: 2151 E. JEFFERSON    HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_ 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> 2151 E. JEFFERSONQ</p> <p><b>BSEED CASE NO:</b> DNG2023-01919</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:**  
  
SAM SHINA  
2150-B- FRANKLIN RD  
BLOOMFIELD, MI 48302

**PROPERTY ADDRESS: 2151 E. JEFFERSONQ HEARING DATE: APRIL 5, 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: APRIL 5, 2024

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



**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_ 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>12243 LAING</b>  <b>BSEED CASE NO:</b> <b>DNG2023-01720</b>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
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<b>Property Owner &amp; Address:</b>  <b>SHATONA WRIGHT</b> <b>12243 LAING</b> <b>DETROIT, MI 48224</b>
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**PROPERTY ADDRESS: 12243 LAING HEARING DATE: APRIL 5, 2024**

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

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

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

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

Date: APRIL 5, 2024

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



**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
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> <b>8026 PEMBROKE</b></p> <p><b>BSEED CASE NO:</b> <b>DNG2010-30579</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:**  
  
**JENNIFER GRANT**  
**8026 PEMBROKE**  
**DETROIT, MI 48221**

**PROPERTY ADDRESS: 8026 PEMBROKE**

**HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_ 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> 13510 ST. AUBIN</p> <p><b>BSEED CASE NO:</b> DNG2024-00412</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:**  
  
**JOHN R CARLIZE**  
12272 WILSHIRE DR  
DETROIT, MI 48212

**PROPERTY ADDRESS: 13510 ST. AUBIN**

**HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
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>8946 TERRY</b></p> <p><b>BSEED CASE NO:</b> <b>DNG2024-00340</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  <b>ELMWOOD PROPERTIES LLC</b> <b>8946 TERRY</b> <b>DETROIT, MI 48228</b></p>
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**PROPERTY ADDRESS: 8946 TERRY HEARING DATE: APRIL 5, 2024**

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

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

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

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

Date: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
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: 8946 TERRY</b></p> <p><b>BSEED CASE NO: DNG2024-00340</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:**  
  
**GARY FLICKINGER  
549 LAKEWOOD  
TRAVERSE CITY, MI 49684**

**PROPERTY ADDRESS: 8946 TERRY    HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
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>9011 VINTON</b></p> <p><b>BSEED CASE NO:</b> <b>DNG2023-01913</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>  <b>DEONDRE WAGSTAFEE</b> <b>6471 NW 22ND ST</b> <b>SUNRISE, FL 33313</b></p>
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**PROPERTY ADDRESS: 9011 VINTON HEARING DATE: APRIL 5, 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: APRIL 5, 2024

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



**CERTIFICATE OF SERVICE**

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\_\_\_\_\_  
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>9011 VINTON</b>  <b>BSEED CASE NO:</b> <b>DNG2023-01913</b>
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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:**  
  
**DETROIT LAND BANK AUTHORITY**  
**500 GRISWOLD, SUITE 1200**  
**DETROIT, MI 48226**

**PROPERTY ADDRESS: 9011 VINTON HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_ Date

\_\_\_\_\_ Signature

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

Telephone No. 313-224-0098

<p><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>  <b>JARON SMITH</b> <b>17417 WALTHAM</b> <b>DETROIT, MI 48205</b></p>
---

**PROPERTY ADDRESS: 12555 WALTHAM**

**HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_  
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>3048 WHITNEY</b>  <b>BSEED CASE NO:</b> <b>DNG2013-04952</b>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
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<b>Property Owner &amp; Address:</b>  <b>WAYNE COUNTY INVESTMENT GROUP</b> <b>18530 MACK AVE</b> <b>GROSSE POINTE, MI 48236</b>
---

**PROPERTY ADDRESS: 3048 WHITNEY**

**HEARING DATE: APRIL 5, 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: APRIL 5, 2024

Hearing Officer: 

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_ Date

\_\_\_\_\_ Signature