

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

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).

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

<u>Dangerous Building</u> Show Cause Hearing

PROPERTY ADDRESS: 15639 FORDHAM

BSEED CASE NO: DNG2023-01841

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

ate:	Hearing Officer: _	for I Howard
	CERTIFICATE OF S	ERVICE
•		y certified mail, return receipt requested 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: 17154 ALCOY

BSEED CASE NO: DNG2020-01573

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

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

ate: APRIL 5, 2024	Hearing Officer:	For L Dagrand
	CERTIFICATI	E OF SERVICE
		erved by certified mail, return receipt requested 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: 17154 ALCOY

BSEED CASE NO: DNG2020-01573

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:

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

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.

Hearing Officer: The L Boyrows Date: APRIL 5, 2024

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	

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: 15720 BILTMORE

BSEED CASE NO: DNG2023-01433

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:

AMERICAN TAX REFUND LLC 15720 BILTMORE DETROIT, MI 48227

PROPERTY ADDRESS: 15720 BILTMORE

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: The L House

CERTIFICATE OF SERVICE

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Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

<u>Dangerous Building</u> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 15720 BILTMORE

BSEED CASE NO: DNG2023-01433

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:

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

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: The L Boyrow	
	CERTIFICATE OF SERVICE	
I certify that on this date	a copy of this Order was served by certified mail, return receipt req	uested

Date	Signature	

addressed to the owner at the owner's address listed above and by posting on the property address.

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: 15720 BILTMORE

BSEED CASE NO: DNG2023-01433

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:

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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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:	Then I	Dogwood	
			U	

•	er was served by certified mail, return receipt requested ess 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: 5638 CAMPBELL

BSEED CASE NO: DNG2017-01211

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

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:	Then	L	Howard	1
		0		0	

	was 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

<u>Dangerous Building</u> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 5638 CAMPBELL

BSEED CASE NO: DNG2017-01211

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: 5638 CAMPBELL

Property Owner & Address:

DEANNA RAKESTRAW 5659 N CAMPBELL ST DETROIT, MI 48210

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: The L Bourse

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	

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: 120 COLLINGWOOD

BSEED CASE NO: DNG2016-02366

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 ASM RENO LLC 23636 MICHIGAN AVE, SUITE 539 DEARBORN, MI 48124

PROPERTY ADDRESS: 120 COLLINGWOOD 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:	L Baywood	
	CERTIFICATE OF SERVI	CE	

I certify	that on this	date a copy	of this Order	was served b	y certific	ed mail, re	eturn receipt r	equested
addresse	ed to the ow	ner at the ov	vner's address	s listed above	and by	posting or	the property	address.

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

<u>Dangerous Building</u> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 120 COLLINGWOOD

BSEED CASE NO: DNG2016-02366

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

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: R. L. Dogues

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

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

<u>Dangerous Building</u> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 5414 CONCORD

BSEED CASE NO: DNG2024-00148

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 RENAISSANCE FUND LLC 48 NW 25TH ST MIAMI, FL 33127

PROPERTY ADDRESS: 5414 CONCORD

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:

The Lagrand

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

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

<u>Dangerous Building</u> Show Cause Hearing

PROPERTY ADDRESS: 5414 CONCORD

BSEED CASE NO: DNG2024-00148

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

Telephone No. 313-224-0098

Department:

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

ALAN TUSEK 30791 BENNINGTON ST WESTLAND, MI 48186

PROPERTY ADDRESS: 5414 CONCORD

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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		^	4.0
ate: APRIL 5, 2024	Hearing Officer:	for L	Dogwood
	CERTIFICATI	E OF SERVICE	
	e a copy of this Order was so 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: 16710 DOLPHIN

BSEED CASE NO: DNG2011-05576

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:

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:

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ate: APRIL 5, 2024	Hearing Officer:	Then I Dogwood
	CERTIFICATI	E OF SERVICE
		erved by certified mail, return receipt requested 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: 19353 DRESDEN

BSEED CASE NO: DNG2024-00343

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:

WELIA DAWSON 12858 GRAYFIELD DETROIT, MI 48223

PROPERTY ADDRESS: 19353 DRESDEN

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: The Lagrand

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

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: 87 EDGEVALE

BSEED CASE NO: DNG2024-00429

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 MANNS 15000 ILENE **DETROIT, MI 48238**

PROPERTY ADDRESS: 87 EDGEVALEHEARING 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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Oate: APRIL 5, 2024	Hearing Officer:	Por L Daniord
	CERTIFICAT	E OF SERVICE
		d 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

<u>Dangerous Building</u> Show Cause Hearing

PROPERTY ADDRESS: 5047 ELMHURST

BSEED CASE NO: DNG2023-01839

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: 5047 ELMHURST

Property Owner & Address:

HEARING DATE: APRIL 5, 2024

KENNETH BUTLER 12840 PEMBROKE DETROIT, MI 48235

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: The Lagrand

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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: 5047 ELMHURST

BSEED CASE NO: DNG2023-01839

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 13585 TURNER DETROIT, MI 48238

PROPERTY ADDRESS: 5047 ELMHURST

HEARING DATE: APRIL 5, 2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: APRIL 5, 2024	Hearing Officer:	Then I	Dogwood	

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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: 19454 FERGUSON

BSEED CASE NO: DNG2017-00352

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 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

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Date: APRIL 5, 2024	Hearing Officer:	flor L	Dagwood
	CERTIFICATE	OF SERVICE	
-	a copy of this Order was se the owner's address listed	•	

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: 19454 FERGUSON

BSEED CASE NO: DNG2017-00352

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:

TEKHALA VAUGHN 4085 EDMUND WAYNE, MI 48184

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:

- (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: The L Daywood

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	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

<u>Dangerous Building</u> Show Cause Hearing

PROPERTY ADDRESS: 19374 GOULBURN

BSEED CASE NO: DNG2024-00174

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:

- (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

ate: APRIL 5, 2024	Hearing Officer:	Then I Dogwood
	CERTIFICATE	OF SERVICE
		rved by certified mail, return receipt requested 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: 1224 W GRAND BLVD

BSEED CASE NO: DNG2016-01597

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:

KIMBERLY M SMITH & ALESIA SMITH 18329 ESTATES DR DETROIT, MI 48206

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:

- (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: Then L Boguers

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	7

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: 2705 HOOKER

BSEED CASE NO: DNG2023-01893

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

Date: APRIL 5, 2024	Hearing Officer: 1 Logues
	CERTIFICATE OF SERVICE
	a copy of this Order was served by certified mail, return receipt requested 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: 12831 JANE

BSEED CASE NO: DNG2016-03824

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: 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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- (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: The L House

I certify that on this date a copy of	this Order was	served by certified	d mail, return i	receipt requested
addressed to the owner at the owner	er's address liste	ed above and by po	osting on the p	roperty 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: 12831 JANE

BSEED CASE NO: DNG2016-03824

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 Owner & Address:

LEAH PENN 919 SHULL STOCKTON, CA 95209

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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- (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	.4.1	Hearing Officer:	-1	Ron	L	How	wood	
						- 1		

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

<u>Dangerous Building</u> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 2151 E. JEFFERSON

BSEED CASE NO: DNG2023-01919

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:

SHINA FINANCIAL LLC 39500 HIGH POINTE BLVD, SUITE 350 NOVI, MI 48375

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

ate: APRIL 5, 2024	Hearing Officer:	L Corrow
	CERTIFICATE OF SERV	/ICE
	e a copy of this Order was served by cer at the owner's address listed above and	
Date	Sign	ature

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: 2151 E. JEFFERSONQ

BSEED CASE NO: DNG2023-01919

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;
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ate: APRIL 5, 2024	Hearing Officer:	Then I Barrows
	CERTIFICATE	OF SERVICE
		rved by certified mail, return receipt requested 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

<u>Dangerous Building</u> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 12243 LAING

BSEED CASE NO: DNG2023-01720

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

SHATONA WRIGHT 12243 LAING DETROIT, MI 48224

Property Owner & Address:

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:

- (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

Signature

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

Date: APRIL 5, 2024	Hearing Officer:	from 2	Cognood	a
	CERTIFICATE	E OF SERVICE		
	e a copy of this Order was se at the owner's address listed			

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

<u>Dangerous Building</u> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 8026 PEMBROKE

BSEED CASE NO: DNG2010-30579

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.

Bolo	bron	
'(Joqu	Japon

CERTIFICATE OF SERVICE

addressed to the owner at the	owner's address listed above	e and by posting on the p	property address.
Date		Signature	

I certify that on this date a copy of this Order was served by certified mail, return receipt requested

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: 13510 ST. AUBIN

BSEED CASE NO: DNG2024-00412

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: The L Boyrood

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

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: 8946 TERRY

BSEED CASE NO: DNG2024-00340

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:

ELMWOOD PROPERTIES LLC 8946 TERRY DETROIT, MI 48228

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:

- (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:	flor	L	Doy	word	<u> </u>
				U		

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

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: 8946 TERRY

BSEED CASE NO: DNG2024-00340

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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- (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:	Then I	Howard
			Q .

I certify that on this date a c	opy of this Order was s	erved by certified mai	l, return receipt requested
addressed to the owner at th	e owner's address listed	d 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: 9011 VINTON

BSEED CASE NO: DNG2023-01913

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:

DEONDRE WAGSTAFEE 6471 NW 22ND ST SUNRISE, FL 33313

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:

- (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

ate: APRIL 5, 2024	Hearing Officer:	Then I Dogwood
	CERTIFICATE	E OF SERVICE
		erved by certified mail, return receipt requested 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: 9011 VINTON

BSEED CASE NO: DNG2023-01913

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

ate: APRIL 5, 2024	Hearing Officer:	The L Bogrood
	CERTIFICAT	TE OF SERVICE
		s served by certified mail, return receipt requested red 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: 12555 WALTHAM

BSEED CASE NO: DNG2012-04487

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:

JARON SMITH 17417 WALTHAM DETROIT, MI 48205

PROPERTY ADDRESS: 12555 WALTHAM HEAR

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: The L Dogwood

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	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

<u>Dangerous Building</u> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 3048 WHITNEY

BSEED CASE NO: DNG2013-04952

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 INVESTMENT GROUP 18530 MACK AVE GROSSE POINTE, MI 48236

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

ate: APRIL 5, 2024	Hearing Officer:	for L	Dogwood
	CERTIFICATE	E OF SERVICE	
			mail, return receipt requested ting on the property address.
Date		Signature	