



Date: May 6, 2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for May 3, 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 May 3, 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).

STATE OF MICHIGAN 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: 12554 DRESDEN BSEED CASE NO: DNG2014-02050
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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
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Property Owner & Address: JOHN C FOSTER 12554 DRESDEN DETROIT, MI 48205-3879
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PROPERTY ADDRESS: 12554 DRESDEN

HEARING DATE: MAY 3, 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.

Angelita M. Martinez

Date: MAY 3, 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

STATE OF MICHIGAN 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: 2503 WEST FOREST BSEED CASE NO: DNG2024-00306
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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:

SIMMIE FLOURNOY
5315 24TH
DETROIT, MI 48208

PROPERTY ADDRESS: 2503 WEST FOREST

HEARING DATE: MAY 3, 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: MAY 3, 2024 Hearing Officer: Angelita M. Martinez

CERTIFICATE OF SERVICE

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_____ Date

_____ Signature

<p style="text-align: center;">STATE OF MICHIGAN</p> <p style="text-align: center;">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p style="text-align: center;">ADMINISTRATIVE APPEALS BUREAU</p>	<p style="text-align: center;">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p style="text-align: center;"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3308 FULLERTON</p> <p>BSEED CASE NO: DNG2024-00438</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: ALLEN REALTY RESOURCES LLC 30 N GOULD ST, STE R SHERIDAN, WY 82801</p>

PROPERTY ADDRESS: 3308 FULLERTON

HEARING DATE: MAY 3, 2024

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: RAY HILL 24924 RAVEN AVE EASTPOINTE, MI 48021</p>
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PROPERTY ADDRESS: 8886 HOWELL

HEARING DATE: MAY 3, 2024

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: MALAIKA NSOROMA 561 LAKEWOOD DETROIT, MI 48215</p>

PROPERTY ADDRESS: 4822 HURLBUT

HEARING DATE: MAY 3, 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>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: OLIVIA WALKER 11462 INDIANA DETROIT, MI 48204</p>
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PROPERTY ADDRESS: 11462 INDIANA

HEARING DATE: MAY 3, 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>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: LINDSEY C SMART 15417 LAKESIDE VILLAGE DR, APT 306 CLINTON TOWNSHIP, MI 48038</p>
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PROPERTY ADDRESS: 2429 KENDALL

HEARING DATE: MAY 3 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>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, STE 1200 DETROIT, MI 48226</p>

PROPERTY ADDRESS: 2429 KENDALL

HEARING DATE: MAY 3, 2024

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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, STE 1200
DETROIT, MI 48226

PROPERTY ADDRESS: 14543 LAPPIN

HEARING DATE: MAY 3, 2024

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: ZINA JONES 31690 FRASER, APT 1 FRASER, MI 48206</p>
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PROPERTY ADDRESS: 14543 LAPPIN

HEARING DATE: MAY 3, 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>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: DUANE HERRING 30520 HUNTSMAN DR E FARMINGTON HILLS, MI 48331-1376</p>
--

PROPERTY ADDRESS: 5053 OREGON

HEARING DATE: MAY 3, 2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Angelita M. Martinez

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: GREATER NEW MT. MORIAH BAPTIST CHURCH 904 OWEN DETROIT, MI 48211</p>

PROPERTY ADDRESS: 904 OWEN

HEARING DATE: MAY 3, 2024

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: GREATER NEW MT. MORIAH BAPTIST CHURCH 586 OWEN DETROIT, MI 48211</p>

PROPERTY ADDRESS: 904 OWEN

HEARING DATE: MAY 3, 2024

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: E PIERCE 5356 PACIFIC ST DETROIT, MI 48204-4223</p>
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PROPERTY ADDRESS: 5356 PACIFIC

HEARING DATE: MAY 3, 2024

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: DERRICK KENNEDY 1720 CHANDLER LINCOLN PARK, MI 48146</p>

PROPERTY ADDRESS: 8860 STOEPEL

HEARING DATE: MAY 3, 2024

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