

Date: September 4, 2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for August 30, 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 August 30, 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> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 22202 ULSTER

BSEED CASE NO: DNG2024-01099

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:

MARTIN GONZALEZ 28294 PIERCE ST SOUTHFIELD, MI 48076

PROPERTY ADDRESS: 22202 ULSTER

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 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> <u>Show Cause Hearing</u>

PROPERTY ADDRESS: 3771 24TH

BSEED CASE NO: DNG2024-01231

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:

DARNELL JACKSON 5150 31ST ST DETROIT, MI 48204

PROPERTY ADDRESS: 3771 24TH

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	L Hagrand
	CERTIFICATE O	OF SERVICE
I certify that on this da addressed to the owner	te a copy of this Order was server at the owner's address listed ab	yed by certified mail, return receipt requested bove 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: 19192 ASBURY PARK

BSEED CASE NO: DNG2024-01211

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:

SARAH A WELCH 19192 ASBURY PARK DETROIT, MI 48235

PROPERTY ADDRESS: 19192 ASBURY PARK

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	Por L Dogwood
	CERTIFI	TICATE OF SERVICE
I certify that on this da addressed to the owner	te a copy of this Order at the owner's addres	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: 17843 BRADFORD

BSEED CASE NO: DNG2024-01157

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:

HATICE N OZKAN 18750 WOODWARD DETROIT, MI 48203

PROPERTY ADDRESS: 17843 BRADFORD

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	Then I	Harvord	

#### CERTIFICATE OF SERVICE

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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: 17843 BRADFORD

**BSEED CASE NO:** DNG2024-01157

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:

HATICE N OZKAN 17818 BRADFORD DETROIT, MI 48205

PROPERTY ADDRESS: 17843 BRADFORD

**HEARING DATE: AUGUST 30, 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	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: 3344 BUCHANAN

BSEED CASE NO: DNG2015-00405

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:

CASSANDRA JACKSON 3344 BUCHANAN ST DETROIT, MI 48208-2458

PROPERTY ADDRESS: 3344 BUCHANAN

**HEARING DATE: AUGUST 30, 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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	CERTI	FICATE OF SER	VICE
I certify that on this da addressed to the owner	te a copy of this Ore at the owner's addr	der was served by c ess listed above an	certified mail, return receipt requested d by posting on the property address.
Date		Sign	nature

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: 3344 BUCHANAN

BSEED CASE NO: DNG2015-00405

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

Telephone No. 313-224-0098

#### Department:

Detroit, MI 48226

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

PROPERTY ADDRESS: 3344 BUCHANAN

#### Property Owner & Address:

CASSANDRA B. JACKSON & LARRY E. JACKSON 4414 HUMBOLDT DETROIT, MI 48208

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024 Hearing Officer: The L beyond

# 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

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 15710 DOLPHIN

BSEED CASE NO: DNG2010-29083

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 500 GRISWOLD, STE 1200 DETROIT, MI 48226

PROPERTY ADDRESS: 15710 DOLPHIN

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	Pon L	Don	hood	
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#### 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: 15710 DOLPHIN

**BSEED CASE NO:** DNG2010-29083

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:

JEMEL THOMPSON 15137 PENROD DETROIT, MI 48223

PROPERTY ADDRESS: 15710 DOLPHIN

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	Then I	Baywood	
		*	9	

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: 18050 GODDARD

BSEED CASE NO: DNG2024-01166

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:

EVERGLADES MANAGEMENT INC 13526 CHERRYLAWN DETROIT, MI 48238

PROPERTY ADDRESS: 18050 GODDARD

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	Pon L	Dogwood
	CERTIF	FICATE OF SERV	ICE
I certify that on this da addressed to the owner	te a copy of this Ord r at the owner's addre	er was served by cer ess listed above and	tified mail, return receipt requested by posting on the property address.
Date		Signa	ture

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: 18050 GODDARD

BSEED CASE NO: DNG2024-01166

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:

EVERGLADES MANAGEMENT INC P.O BOX 5662 COMPTON, CA 90224

PROPERTY ADDRESS: 18050 GODDARD

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	Then I	Carron
	CERTIF	FICATE OF SERV	TCE
I certify that on this da addressed to the owner	ate a copy of this Ord r at the owner's addre	er was served by ce ess listed above and	rtified mail, return receipt requested by posting on the property address.
Date		Signa	iture

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: 12268 GOULBURN

BSEED CASE NO: DNG2020-02109

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 500 GRISWOLD, STE 500 DETROIT, MI 48226

PROPERTY ADDRESS: 12268 GOULBURN

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024 Hearing Officers	- Per 2	Hornord	
Date: AUGUST 30, 2024 Hearing Officers	- Por d	Dogwood	

I certify that on this date a copy of this Order was served by certified mail, return receipt recaddressed to the owner at the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and by posting on the property and the owner's address listed above and the owner	
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: 12268 GOULBURN

BSEED CASE NO: DNG2020-02109

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:

ELLENI EVERTS 1744 W GILFORD RD CARO, MI 48723

PROPERTY ADDRESS: 12268 GOULBURN

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	Then I	Hoy	prood	

addressed to the owner at the owner's address listed above and by posting on the property addre		
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: 14434 HOUSTON-WHITTIER

BSEED CASE NO: DNG2019-02363

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:

HBB COLLECTIVE LLC 9114 WHEAT GROSS DR HOUSTON, TX 77095

PROPERTY ADDRESS: 14434 HOUSTON-WHITTIER 2024

**HEARING DATE: AUGUST 30,** 

# 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: AUGUST 30, 2024 Hearing Officer: The L Boyrood

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: 14434 HOUSTON-WHITTIER

BSEED CASE NO: DNG2019-02363

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:

NORTHWEST REGISTERED AGENT SERVICE INC 2222 W. GRAND RIVER AVE, STE A OKEMOS, MI 48864

PROPERTY ADDRESS: 14434 HOUSTON-WHITTIER 2024

**HEARING DATE: AUGUST 30,** 

### 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 Détroit City Council that this dangerous building be DEMOLISHED.

Date: AUGUST 30, 2024 Hearing Officer: The Lagrand

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: 8117 MANSFIELD

BSEED CASE NO: DNG2024-01243

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:

ANGELICA M GRAY 6731 GREENVIEW AVE DETROIT, MI 48228

PROPERTY ADDRESS: 8117 MANSFIELD

**HEARING DATE: AUGUST 30, 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.

2 1	dayrood	
	n L 1	n L Cognord

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

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: 3719 MCGRAW

BSEED CASE NO: DNG2022-01004

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:

MARVIN RIGOBERTO DERDUO PEREZ & ANGELICA MARIA MORALES BERDUO 5917 HAZELETT DETROIT. MI 48210

PROPERTY ADDRESS: 3719 MCGRAW

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	Jun d	Dolingon	

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: 15121 W. MCNICHOLS

BSEED CASE NO: DNG2021-01673

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:

COYLE-SUSSEX MEDICAL BUILDING, INC 1645 W. BOSTON BLVD DETROIT, MI 48206

PROPERTY ADDRESS: 15121 W. MCNICHOLS

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	14m I	Carron
	CERTIFI	CATE OF SE	RVICE
I certify that on this da addressed to the owner	te a copy of this Order r at the owner's address	r was served by s listed above a	certified mail, return receipt requested nd by posting on the property address.
Date		Sig	gnature

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: 15121 W. MCNICHOLS

BSEED CASE NO: DNG2021-01673

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:

BENNO LEVI 14085 LUDLOW OAK PARK, MI 48237

PROPERTY ADDRESS: 15121 W. MCNICHOLS

**HEARING DATE: AUGUST 30, 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

Pate: AUGUST 30, 2024	Hearing Officer:	Then I	Dogwood
	CERTIE	FICATE OF SERV	TCE
I certify that on this da addressed to the owner	te a copy of this Ord at the owner's addre	er was served by ce ess listed above and	rtified mail, return receipt requested by posting on the property address.
Date		Signa	ture

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: 9056 MONICA

BSEED CASE NO: DNG2017-01743

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:

CEDRIC GRANBERRY 3016 COLUMBUS ST DETROIT, MI 48206

PROPERTY ADDRESS: 9056 MONICA

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	1905 2	action	
				_

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

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

## FINDINGS OF FACT AND ORDER OF HEARING OFFICER

# Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 11148 W OUTER DRIVE

BSEED CASE NO: DNG2011-01386

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:

JERRY L DOUGLAS 6370 SCHWAB DR PENSACOLA, FL 32504

PROPERTY ADDRESS: 11148 W OUTER DRIVE 2024

HEARING DATE: AUGUST 30,

# 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

Pate: AUGUST 30, 2024	Hearing Officer:	Pon L	Dogwood
	CERTII	FICATE OF SERV	ЛСЕ
I certify that on this da addressed to the owner	te a copy of this Ord r at the owner's addre	er was served by ce ess listed above and	rtified mail, return receipt requested by posting on the property address.
Date		Signa	nture

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: 14103 PINEHURST

BSEED CASE NO: DNG2011-00573

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:

MICHIGAN LAND BANK FAST TRACK AUTH 7150 HARRIS DR LANSING, MI 48909

PROPERTY ADDRESS: 14103 PINEHURST

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	in I Bayrood
	CERTIFICAT	TE OF SERVICE
I certify that on this da addressed to the owner	te a copy of this Order was at the owner's address list	s served by certified mail, return receipt requested ted 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: 16868 WASHBURN

BSEED CASE NO: DNG2024-01227

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:

REGINALD & CAROL O'BRYANT 16868 WASHBURN DETROIT, MI 48221

PROPERTY ADDRESS: 16868 WASHBURN

**HEARING DATE: AUGUST 30, 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: AUGUST 30, 2024	Hearing Officer:	Thon	I	populad	

I certify that on this date a copy of this Order was served by certified mail, return receipt requested	1
addressed to the owner at the owner's address listed above and by posting on the property address	

Date	Signature	