



Date: November 5th, 2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

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

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The Department of Appeals and Hearings (DAH) has filed the findings and demolition orders of the Hearing Officer for the Dangerous Buildings hearings held on November 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).

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/><b>DEPARTMENT OF</b><br/><b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/><b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT</b><br/><b>AND ORDER OF</b><br/><b>HEARING OFFICER</b></p> | <p align="center"><b><u>Dangerous Building</u></b><br/><b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/>2963 Annabelle</p> <p><b>BSEED CASE NO:</b><br/>DNG2011-04857</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/>Lamar C Page Jr.<br/>31531 Grant St.<br/>Wayne, MI 48184</p> |
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**PROPERTY ADDRESS: 2963 Annabelle HEARING DATE: 11/1/24**

**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: 11/1/24

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

|                                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                               |
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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>20074 Annott</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2010-37972</b></p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Bell, Lisa &amp; Sherry</b><br/> <b>20074 Annott St.</b><br/> <b>Detroit, MI 48205</b></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------|

**PROPERTY ADDRESS: 20074 Annott    HEARING DATE: 11/1/24**


**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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Hearing Officer: 

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/>Brian Laughlin<br/>2030 Main St. Ste 1300<br/>Irvine, CA 92314</p> |
|----------------------------------------------------------------------------------------------------------------|

**PROPERTY ADDRESS: 15855 Blackstone**

**HEARING DATE: 11/1/24**

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

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Hearing Officer: 

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\_\_\_\_\_ Date

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Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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|----------------------------------------------------------------------------------------------------------------------------|
| <p><b>Property Owner &amp; Address:</b><br/> Parker Management Group Corp.<br/> 4089 Grace Avenue<br/> Bronx, NY 10466</p> |
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**PROPERTY ADDRESS: 14885 Fairfield HEARING DATE: 11/1/24**

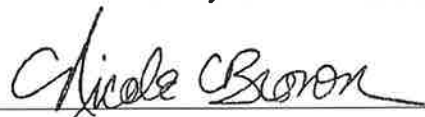
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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|-----------------------------------------------------------------------------------------------------------------------------|
| <p><b>Property Owner &amp; Address:</b><br/>Detroit Land Bank Authority<br/>500 Griswold Ste 1200<br/>Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 1493 Lee Pl      HEARING DATE: 11/1/24**


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

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

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| <p><b>Property Owner &amp; Address:</b><br/> Tommy Smith<br/> 5535 Newport<br/> Detroit, MI 48213</p> |
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**PROPERTY ADDRESS: 1493 Lee Pl      HEARING DATE: 11/1/24**

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

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Telephone No. 313-224-0098

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/>Virginia Park 3 LLC<br/>165 East Broadway Fl 3<br/>New York, NY 10002</p> |
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**PROPERTY ADDRESS: 1493 Lee PL      HEARING DATE: 11/1/24**

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Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Northwest Registered Agent Service Inc.<br/> 2222 W. Grand River Ave STE A<br/> Okemos, MI 48864</p> |
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**PROPERTY ADDRESS: 1493 Lee PL      HEARING DATE: 11/1/24**

**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

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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|-----------------------------------------------------------------------------------------------------------------------------|
| <p><b>Property Owner &amp; Address:</b><br/>Detroit Land Bank Authority<br/>500 Griswold Ste 1200<br/>Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 14271 Mark Twain**

**HEARING DATE: 11/1/24**

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

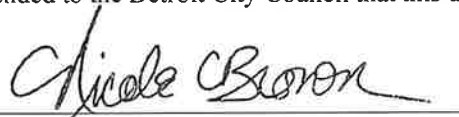
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| <p><b>Property Owner &amp; Address:</b><br/> Eric Lewis<br/> 12657 Saint Marys<br/> Detroit, MI 48227</p> |
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**PROPERTY ADDRESS: 14271 Mark Twain**

**HEARING DATE: 11/1/24**

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| <p><b>Property Owner &amp; Address:</b><br/>Ruhel Miah<br/>12535 Gallagher St.<br/>Detroit, MI 48212</p> |
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**PROPERTY ADDRESS: 17142 Sunset    HEARING DATE: 11/1/24**

**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: 11/1/24

Hearing Officer: Chival Brown

**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

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/><b>DEPARTMENT OF</b><br/><b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/><b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT</b><br/><b>AND ORDER OF</b><br/><b>HEARING OFFICER</b></p> | <p align="center"><b><u>Dangerous Building</u></b><br/><b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/><b>14054 Vaughn</b></p> <p><b>BSEED CASE NO:</b><br/><b>DNG 2010-25914</b></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/>Modesty Nelson<br/>16834 Fielding<br/>Detroit, MI 48219</p> |
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**PROPERTY ADDRESS: 14054 Vaughn HEARING DATE: 11/1/24**

**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: 11/1/24

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



**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

|                                                                                                                                                                                    |                                                                                     |                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>3034 Edsel</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2024-01579</b></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Geraline Johnson<br/> 3034 Edsel<br/> Detroit, MI 48217</p> |
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**PROPERTY ADDRESS: 3034 Edsel**

**HEARING DATE: 11-1-24**


**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: 11-1-24

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