



Date: 10/21/2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for 10/18/2024

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 10/18/2024, in accordance with Section 8-17-24(d) of the 2019 Detroit City Code. These matters are to be scheduled for a show cause hearing before City Council not less than 30 days after the date of hearing. See City Code Section 8-17-25(a).

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 2949 Cass</p> <p>BSEED CASE NO: DNG2015-03358</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
Amir Daiza
2132 Park Circle
Keego Harbor, MI 48320

PROPERTY ADDRESS: 2949 Cass

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

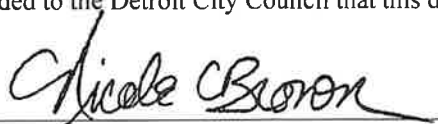
On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven 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: 10/18/2024

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 2949 Cass</p> <p>BSEED CASE NO: DNG2015-03358</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: Cass D LLC 2000 Town Center Southfield, MI 48075</p>
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PROPERTY ADDRESS: 2949 Cass

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

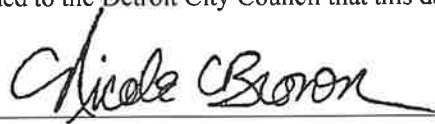
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: 598 COTTRELL LLC 8351 N Wayne Rd Westland, MI 48195</p>

PROPERTY ADDRESS: 550 Cottrell

HEARING DATE: 10/18/2024

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: Imad Dabaja 8351 Wayne Rd Westland, MI 48195</p>
--

PROPERTY ADDRESS: 550 Cottrell

HEARING DATE: 10/18/2024

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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:
Shelia Hinson
24589 Berry Ave
Warren, MI 48089

PROPERTY ADDRESS: 20182 Dequindre

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

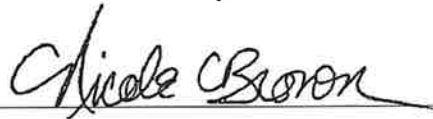
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
Tender Hearts, INC
2708 Oakman Court
Detroit, MI 48238

PROPERTY ADDRESS: 19511 Fairport

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

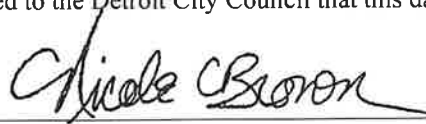
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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 Portfolio Holdings LLC 30 N Gould St Sheridan, WY 82801</p>

PROPERTY ADDRESS: 11451 Findlay

HEARING DATE: 10/18/2024

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: Alwazzan Basema 15003 Hartwell Detroit, MI 48227</p>
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PROPERTY ADDRESS: 15003 Hartwell

HEARING DATE: 10/18/2024

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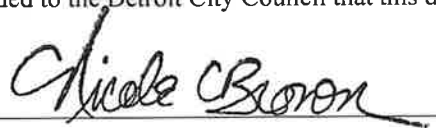
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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 St Ste 1200 Detroit, MI 48226</p>
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PROPERTY ADDRESS: 9611 Otsego

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

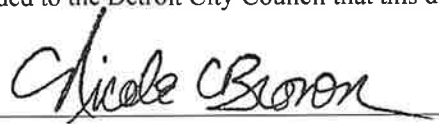
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
OG Transport LLC
6822 Lakeview Blvd Apt 18116
Westland, MI 48185

PROPERTY ADDRESS: 9611 Otsego

HEARING DATE: 10/18/2024

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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: 14970/72 Prest LLC 10200 Wildermere #7 Detroit, MI 48206</p>
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PROPERTY ADDRESS: 14970 Prest

HEARING DATE: 10/18/2024

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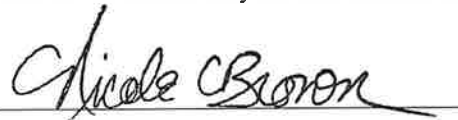
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
Vira Properties LLC
6445 Citation Dr
Clarkston, MI 48346

PROPERTY ADDRESS: 19141 Revere

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

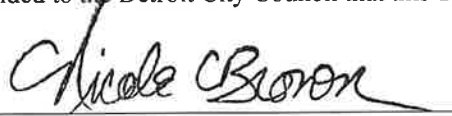
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: Vira Properties LLC 6445 Citation Dr Clarkston, MI 48346</p>
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PROPERTY ADDRESS: 19398 Revere

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

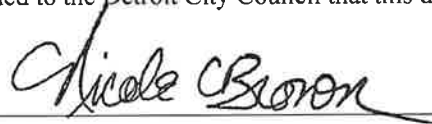
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
Detroit Land Bank Authority
500 Griswold Suite 1200
Detroit, MI 48226

PROPERTY ADDRESS: 7499 Rutherford HEARING DATE: 10/18/2024

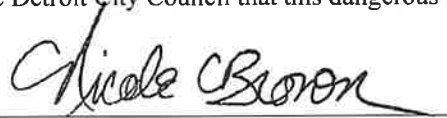
HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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: 10/18/2024

Hearing Officer: 

CERTIFICATE OF SERVICE

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

_____ Date

_____ Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 7499 Rutherford</p> <p>BSEED CASE NO: DNG2023-01834</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
Saeed Alayoush
16728 W Outer Drive
Dearborn Heights, MI 48127

PROPERTY ADDRESS: 7499 Rutherford HEARING DATE: 10/18/2024

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: 10/18/2024

Hearing Officer:



CERTIFICATE OF SERVICE

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_____ Date

_____ Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 15755 Rutherford</p> <p>BSEED CASE NO: DNG2024-01085</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
Royal Lakes Capital LLC
2505 Hilton Street Suite 108
Ferndale, MI 48220

PROPERTY ADDRESS: 15755 Rutherford

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

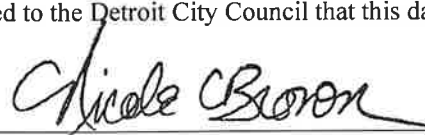
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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: 10/18/2024

Hearing Officer: _____



CERTIFICATE OF SERVICE

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Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 15493 Snowden</p> <p>BSEED CASE NO: DNG2010-27009</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
Nancy Deutsch
11681 South 266th E Ave
Coweta, OK 74429

PROPERTY ADDRESS: 15493 Snowden

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

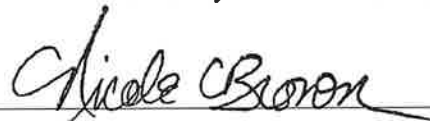
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- (3) the condition of the building or structure is not and cannot be properly maintained

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Date: 10/18/2024

Hearing Officer: _____



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Date

Signature

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: Wayne County Treasurer 400 Monroe 5th Floor Detroit, MI 48226</p>

PROPERTY ADDRESS: 15493 Snowden

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

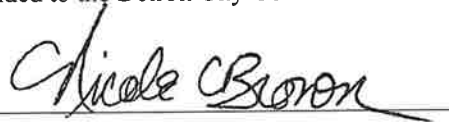
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Date: 10/18/2024

Hearing Officer: _____



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Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 9429 Somerset</p> <p>BSEED CASE NO: DNG2024-01437</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
James E. Cunningham
14200 Jane St
Detroit, MI 48205

PROPERTY ADDRESS: 9429 Somerset

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

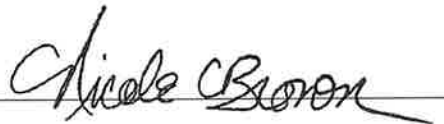
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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: 10/18/2024

Hearing Officer: _____



CERTIFICATE OF SERVICE

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Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 19200 Strasburg</p> <p>BSEED CASE NO: DNG2012-05922</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
Realtoken LLC
980 N Federal HWY 110
Boca Raton, FL 33432

PROPERTY ADDRESS: 19200 Strasburg

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

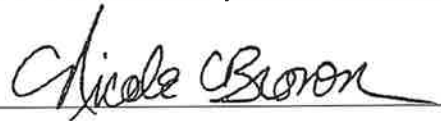
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Date: 10/18/2024

Hearing Officer: _____



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_____ Signature

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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: Dominique Sevier 8400 Trinity Detroit, MI 48228</p>

PROPERTY ADDRESS: 12372 Wade

HEARING DATE: 10/18/2024

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: 10/18/2024

Hearing Officer: _____



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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: Wayne County Treasurer 400 Monroe 5th Floor Detroit, MI 48226</p>

PROPERTY ADDRESS: 12372 Wade

HEARING DATE: 10/18/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

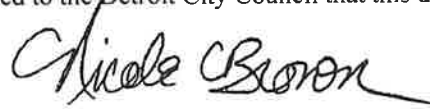
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