



Date: November 15, 2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for November 15, 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 November 15, 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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 1701 Balmoral</p> <p>BSEED CASE NO: DNG2024-01664</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: Jerlando Jackson & Lashonda Irby 1701 Balmoral Drive Detroit, MI 48203</p>
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PROPERTY ADDRESS: 1701 Balmoral

HEARING DATE: 11/15/2024

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: 11/15/2024

Hearing Officer: _____

Seth R. Doyle III

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>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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 2988 Chalmers</p> <p>BSEED CASE NO: DNG2024-01816</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: Home Infinity LLC 2988 Chalmers Detroit, MI 48213</p>

PROPERTY ADDRESS: 2988 Chalmers

HEARING DATE: 11/15/2024

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: 11/15/2024

Hearing Officer: Seth R. Doyle III

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: 14069 Dequindre</p> <p>BSEED CASE NO: DNG2024-01806</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: MKKA Holdings LLC 185 W Hildale Ave Detroit, MI 48203</p>

PROPERTY ADDRESS: 14069 Dequindre

HEARING DATE: 11/15/2024

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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- (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: 11/15/2024

Hearing Officer: *Seth R. Doyle III*

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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 16227 Edmore</p> <p>BSEED CASE NO: DNG2024-01794</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: Riches Investments 15292 Manning St Detroit, MI 48205</p>

PROPERTY ADDRESS: 16227 Edmore

HEARING DATE: 11/15/2024

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: 11/15/2024

Hearing Officer: Seth R. Doyle III

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_____ Date

_____ Signature

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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:
Anthony Williams
3736 Ellery
Detroit, MI 48207

PROPERTY ADDRESS:3736 Ellery

HEARING DATE:11/15/2024

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.

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Hearing Officer: _____

Seth R. Doyle III

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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: LAF Holdings LLC 6712 Netherland Dr Liberty Township, OH 45044</p>
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PROPERTY ADDRESS: 20125 Gallagher

HEARING DATE: 11/15/2024

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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Seth R. Doyle III

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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: Detroit Real Estate Value Fund II 1420 Washington Blvd Ste 480 Detroit, MI 48226</p>
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PROPERTY ADDRESS: 9392 Mack

HEARING DATE: 11/15/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Hearing Officer: Seth R. Doyle III

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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: Tasha Flowers 10801 Santa Maria Apt 23 Detroit, MI 48221</p>
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PROPERTY ADDRESS: 16903 Muirland

HEARING DATE: 11/15/2024

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: Garden Key LLC 301 Thelma Drive #519 Casper, WY, 82609</p>

PROPERTY ADDRESS:19539 Pelkey

HEARING DATE:11/15/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Seth R. Doyle III

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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: Tyson Kelley 14216 Ohio Detroit, MI 48238</p>

PROPERTY ADDRESS: 19601 Van Dyke

HEARING DATE: 11/15/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Seth R. Doyle III

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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 Ste 520 Detroit, MI 48226</p>

PROPERTY ADDRESS: 8618 Warwick

HEARING DATE: 11/15/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: 11/15/2024

Hearing Officer: Seth R. Doyle III

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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:
John H Smith
1 Lafayette Plaisance Penthouse #1815
Detroit, MI 48207

PROPERTY ADDRESS:18451 Wyoming

HEARING DATE:11/15/2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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