

Date: December 9th, 2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for December 6, 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 December 6, 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

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 5759 30TH

BSEED CASE NO: DNG2014-02434

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:

CHRISTIAN FAMILY SERVICES, INC 17115 MAGNOLIA PKWY SOUTHFIELD, MI 48075

PROPERTY ADDRESS: 5759 30TH

HEARING DATE: DECEMBER 6, 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

ailding	g be DEMOLISHED.		5
ate:	DECEMBER 6, 2024	Hearing Officer:	Por L Dagrosel
		CERTIFICATE O	F SERVICE
I c	ertify that on this date a cop dressed to the owner at the o	oy of this Order was serve owner's address listed ab	ed by certified mail, return receipt requested ove and by posting on the property address.
 Da	te		 Si <u>o</u> na 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: 5767 30TH

BSEED CASE NO: DNG2014-02434

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:

CHRISTIAN FAMILY SERVICES, INC 17115 MAGNOLIA PKWY SOUTHFIELD, MI 48075

PROPERTY ADDRESS: 5767 30TH

HEARING DATE: DECEMBER 6, 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.

		CERTIFICATE OF SERVICE	U
Date:	DECEMBER 6, 2024	Hearing Officer: Ten L Ho	word

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: 18920 ALCOY

BSEED CASE NO: DNG2020-02648

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 RENTAL FUND 6 LLC 23875 MICHIGAN AVE, STE 539 DEARBORN, MI 48124

PROPERTY ADDRESS: 18920 ALCOY

HEARING DATE: DECEMBER 6, 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:	DECEMBER 6, 2024	Hearing Officer:	Then I	Dogwood	
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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

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 18920 ALCOY

BSEED CASE NO: DNG2020-02648

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:

JULIUS GREEN 18920 ALCOY ST DETROIT, MI 48205

PROPERTY ADDRESS: 18920 ALCOY

HEARING DATE: DECEMBER 6, 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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		CERTIFICATE OF SERVICE
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	te	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: 841 ANNIN

BSEED CASE NO: DNG2010-03977

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:

THE RALSTON PROJECT LLC 1330 STRATHCONA DETROIT, MI 48203

PROPERTY ADDRESS: 841 ANNIN

HEARING DATE: DECEMBER 6, 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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		CERTIFICATE OF SERVICE
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— Da	te	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: 8419 COLFAX

BSEED CASE NO: DNG2018-00450

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:

YURII MUSLEH 8144 INDIANA DETROIT, MI 48204

PROPERTY ADDRESS: 8419 COLFAX

HEARING DATE: DECEMBER 6, 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
- (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. Hearing Officer: The L Hagnord

Date: **DECEMBER 6, 2024**

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was addressed to the owner at the owner's address list	s served by certified mail, return receipt requested red 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: 8419 COLFAX

BSEED CASE NO: DNG2018-00450

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:

YURO RENTAL PROPERTIES LLC 5378 JOY DETROIT, MI 48204

PROPERTY ADDRESS: 8419 COLFAX

HEARING DATE: DECEMBER 6, 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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		CERTIFICATE OF SERVICE	
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 Da	te	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: 6400 EPWORTH

BSEED CASE NO: DNG2019-02026

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:

PHARMACO INC 33493 W 14 MILE RD FARMINGTON HILLS, MI 48331

PROPERTY ADDRESS: 6400 EPWORTH

HEARING DATE: DECEMBER 6, 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:	DECEMBER 6, 2024	Hearing Officer: The L Course
		CERTIFICATE OF SERVICE
I c ad	ertify that on this date a cop dressed to the owner at the o	y of this Order was served by certified mail, return receipt requested wner's address listed above and by posting on the property address.
Da	te	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: 6220 EVALINE

BSEED CASE NO: DNG2023-01540

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:

HAKIM ABDULLAH AL-MASMARI 6148 GEORGIA DETROIT, MI 48211

PROPERTY ADDRESS: 6220 EVALINE

HEARING DATE: DECEMBER 6, 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:	DECEMBER 6, 2024	Hearing Officer: The L Boguers
		CERTIFICATE OF SERVICE
I c	ertify that on this date a copy dressed to the owner at the ow	of this Order was served by certified mail, return receipt requested mer's address listed above and by posting on the property address.

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: 2518 GLENDALE

BSEED CASE NO: DNG2010-018066

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 REAL TOKEN II, LLC 28400 NORTHWESTERN HIGHWAY 2ND FLOOR SOUTHFIELD, MI 48034

PROPERTY ADDRESS: 2518 GLENDALE

HEARING DATE: DECEMBER 6, 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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— Da	.te	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: 4816 HURLBUT

BSEED CASE NO: DNG2020-02271

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:

MONTEZ MULLEN 2421 TOWNSEND DETROIT, MI 48214

PROPERTY ADDRESS: 4816 HURLBUT

HEARING DATE: DECEMBER 6, 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:	DECEMBER 6, 2024	Hearing Officer: CERTIFICATE OF SER	VICE	Daywood
I c ad	ertify that on this date a copy of dressed to the owner at the own	of this Order was served by c ner's address listed above an	ertified ma d by postin	il, return receipt requested ag on the property address,
Da	te	Sigr	nature	

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: 11666 N MARTINDALE

BSEED CASE NO: DNG2024-01849

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:

REUBEN & VIVIAN THOMAS 11666 MARTINDALE ST DETROIT, MI 48204

PROPERTY ADDRESS: 11666 N MARTINDALE 6, 2024

HEARING DATE: DECEMBER

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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te: DECEMBER 6	Hearing Off	Ficer: Per L Dogwood
	CERTIFICA	ATE OF SERVICE
I certify that on this	s date a copy of this Order w	ras served by certified mail, return receipt requested isted above and by posting on the property address.
addressed to the ow	mer at the owner's address i	mid doo, o and oy pooling on one perpany was

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: 824 RADEMACHER

BSEED CASE NO: DNG2024-01814

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:

GAY SALSBERRY 1255 N RADEMACHER DETROIT, MI 48209

PROPERTY ADDRESS: 824 RADEMACHER

HEARING DATE: DECEMBER 6, 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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		CERTIFICATE OF SERVICE
		of this Order was served by certified mail, return receipt requested wner's address listed above and by posting on the property address.
Da	te	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: 18058 RIOPELLE

BSEED CASE NO: DNG2024-01881

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:

BFA INVESTMENTS LLC 26300 FORD STE 110 DEARBORN HEIGHTS. MI 48127

PROPERTY ADDRESS: 18058 RIOPELLE

HEARING DATE: DECEMBER 6, 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:	DECEMBER 6, 2024	Hearing Officer:	Pon L	Corrow
		CERTIFICATE O	F 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.				
Da	te		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: 13409 ROBSON

BSEED CASE NO: DNG2024-01854

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:

JEROME HILL 13409 ROBSON DETROIT, MI 48227

PROPERTY ADDRESS: 13409 ROBSON

HEARING DATE: DECEMBER 6, 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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		CERTIFICATE OF SERVICE
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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: 19414 SPENCER

BSEED CASE NO: DNG2010-02392

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:

DARYL ROGERS 18665 TEPPERT DETROIT, MI 48234

PROPERTY ADDRESS: 19414 SPENCER

HEARING DATE: DECEMBER 6, 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

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Date:	DECEMBER 6, 2024	Hearing Officer: La Lagrand CERTIFICATE OF SERVICE
I co	ertify that on this date a copy of dressed to the owner at the own	of this Order was served by certified mail, return receipt requested ner's address listed above and by posting on the property address.
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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: 19725 WESTPHALIA

BSEED CASE NO: DNG2020-00604

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:

ADA GEATRIX 2744 MARSHALL SOUTHFIELD, MI 48076

PROPERTY ADDRESS: 19725 WESTPHALIA

HEARING DATE: DECEMBER 6, 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 DEFALILT:

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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: DECEMBER 6, 2024 Hearing Officer: The L Bayword

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		
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: 19451 WOODINGHAM

BSEED CASE NO: DNG2024-01751

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:

EDMONDS ESTATES LLC 29630 ABERDEEN LANE SOUTHFIELD, MI 48076

PROPERTY ADDRESS: 19451 WOODINGHAM

HEARING DATE: DECEMBER 6, 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

ite:	DECEMBER 6, 2024	Hearing Officer: L Dogwood
		CERTIFICATE OF SERVICE
I c	ertify that on this date a cop dressed to the owner at the c	y of this Order was served by certified mail, return receipt requested owner's address listed above and by posting on the property address.
	ıte	Signature