



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).

<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: 5759 30TH</p> <p>BSEED CASE NO: DNG2014-02434</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: CHRISTIAN FAMILY SERVICES, INC 17115 MAGNOLIA PKWY SOUTHFIELD, MI 48075</p>
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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

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: _____



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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5767 30TH</p> <p>BSEED CASE NO: DNG2014-02434</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: CHRISTIAN FAMILY SERVICES, INC 17115 MAGNOLIA PKWY SOUTHFIELD, MI 48075</p>

PROPERTY ADDRESS: 5767 30TH

HEARING DATE: DECEMBER 6, 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:
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

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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:
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

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Date: DECEMBER 6, 2024

Hearing Officer:

Tom L. Hayward

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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: THE RALSTON PROJECT LLC 1330 STRATHCONA DETROIT, MI 48203</p>
--

PROPERTY ADDRESS: 841 ANNIN

HEARING DATE: DECEMBER 6, 2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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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: YURIJ MUSLEH 8144 INDIANA DETROIT, MI 48204</p>
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PROPERTY ADDRESS: 8419 COLFAX

HEARING DATE: DECEMBER 6, 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: YURO RENTAL PROPERTIES LLC 5378 JOY DETROIT, MI 48204</p>
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PROPERTY ADDRESS: 8419 COLFAX

HEARING DATE: DECEMBER 6, 2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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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: PHARMACO INC 33493 W 14 MILE RD FARMINGTON HILLS, MI 48331</p>

PROPERTY ADDRESS: 6400 EPWORTH

HEARING DATE: DECEMBER 6, 2024

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: DECEMBER 6, 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: HAKIM ABDULLAH AL-MASMARI 6148 GEORGIA DETROIT, MI 48211</p>

PROPERTY ADDRESS: 6220 EVALINE

HEARING DATE: DECEMBER 6, 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: MICHIGAN REAL TOKEN II, LLC 28400 NORTHWESTERN HIGHWAY 2ND FLOOR SOUTHFIELD, MI 48034</p>
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PROPERTY ADDRESS: 2518 GLENDALE

HEARING DATE: DECEMBER 6, 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:

MONTEZ MULLEN
2421 TOWNSEND
DETROIT, MI 48214

PROPERTY ADDRESS: 4816 HURLBUT

HEARING DATE: DECEMBER 6, 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:

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

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Date: DECEMBER 6, 2024

Hearing Officer: 

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STATE OF MICHIGAN 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: 824 RADEMACHER BSEED CASE NO: DNG2024-01814
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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
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Property Owner & Address: GAY SALSBERY 1255 N RADEMACHER DETROIT, MI 48209
--

PROPERTY ADDRESS: 824 RADEMACHER

HEARING DATE: DECEMBER 6, 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:
BFA INVESTMENTS LLC
26300 FORD STE 110
DEARBORN HEIGHTS, MI 48127

PROPERTY ADDRESS: 18058 RIOPELLE

HEARING DATE: DECEMBER 6, 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: JEROME HILL 13409 ROBSON DETROIT, MI 48227</p>

PROPERTY ADDRESS: 13409 ROBSON

HEARING DATE: DECEMBER 6, 2024

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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: 19414 SPENCER</p> <p>BSEED CASE NO: DNG2010-02392</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: DARYL ROGERS 18665 TEPPERT DETROIT, MI 48234</p>

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 **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: DECEMBER 6, 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>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: 19725 WESTPHALIA</p> <p>BSEED CASE NO: DNG2020-00604</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:
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 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: DECEMBER 6, 2024

Hearing Officer: Tom L Hayward

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: 19451 WOODINGHAM</p> <p>BSEED CASE NO: DNG2024-01751</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: EDMONDS ESTATES LLC 29630 ABERDEEN LANE SOUTHFIELD, MI 48076</p>
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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

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:



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