



Date: December 13<sup>th</sup>, 2024

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for December 13<sup>th</sup>, 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 December 13, 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 style="text-align: center;"><b>STATE OF MICHIGAN</b></p> <p style="text-align: center;"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p style="text-align: center;"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p style="text-align: center;"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p style="text-align: center;"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 4898 Hillsboro</b></p> <p><b>BSEED CASE NO: 2014-08526</b></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:**  
Mr. Yurii Musleh  
19849 Greenwald Dr.  
Southfield, MI 48075

Property Address: 4898 Hillsboro

Hearing Date: December 13, 2024

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 Department has been proven that the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code.

**IT IS HEREBY ORDERED** that the property owner shall make the building or structure safe by completing the following actions: securing all windows, repair or secure roof, install gutter system, and lawn maintenance.

**IT IS FURTHER ORDERED** that the property owner shall return for a compliance hearing on January 10, 2025, and, if the owner has failed to maintain the exterior of the building or structure and adjoining grounds as stated above, an Order shall be entered recommending to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: 12/18/24

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 style="text-align: center;"><b>STATE OF MICHIGAN</b></p> <p style="text-align: center;"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p style="text-align: center;"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p style="text-align: center;"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p style="text-align: center;"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 17694 Winston</b></p> <p><b>BSEED CASE NO: 2024-01915</b></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:**  
Mr. Hubbie Marion  
19509 Blackstone  
Detroit, MI 48219

Property Address: 17694 Winston

Hearing Date: December 13, 2024

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 Department has been proven that the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code.

**IT IS HEREBY ORDERED** that the property owner shall make the building or structure safe by completing the following actions: securing all windows, repair or secure all open areas, and lawn maintenance.

**IT IS FURTHER ORDERED** that the property owner shall return for a compliance hearing on January 10, 2025, and, if the owner has failed to maintain the exterior of the building or structure and adjoining grounds as stated above, an Order shall be entered recommending to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: 12/18/24

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



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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:**  
OLP Properties LLC  
14450 Bringard  
Detroit, MI 48205

Property Address: 17166 Ryan

Hearing Date: December 13, 2024

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 Department has been proven that the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code.

**IT IS HEREBY ORDERED** that the property owner shall make the building or structure safe by completing the following actions: securing all windows, repair or secure roof, and lawn maintenance.

**IT IS FURTHER ORDERED** that the property owner shall return for a compliance hearing on January 10, 2025, and, if the owner has failed to maintain the exterior of the building or structure and adjoining grounds as stated above, an Order shall be entered recommending to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: 12/18/24

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



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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:**  
**Ms. Lashawn Dixon**  
**19180 Braile**  
**Detroit, MI 48219**

Property Address: 19180 Braile

Hearing Date: December 13, 2024

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 Department has been proven that the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code.

**IT IS HEREBY ORDERED** that the property owner shall make the building or structure safe by completing the following actions: securing all windows, repair or secure roof, and lawn maintenance.

**IT IS FURTHER ORDERED** that the property owner shall return for a compliance hearing on January 10, 2025, and, if the owner has failed to maintain the exterior of the building or structure and adjoining grounds as stated above, an Order shall be entered recommending to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: 12/18/24

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



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Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  13535 E McNichols</p> <p><b>BSEED CASE NO:</b>  DNG2024-01916</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  <b>Richard Dorsey Jr</b>  13535 E McNichols Rd  Detroit, MI 48205</p>
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**PROPERTY ADDRESS: 13535 E McNichols**

**HEARING DATE: 12/13/2024**

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

On the above hearing date, the building inspector of the Department of Buildings Safety Engineering & Environmental having moved for a dismissal of the Notice of Dangerous Building and Show Cause Hearing;

**IT IS HEREBY ORDERED** that this matter shall be dismissed and the proceedings are closed.

Date: 12/13/2024

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



**CERTIFICATE OF SERVICE**

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Date

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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:**  
**Phoenix Investments MI ND LLC**  
**6445 Citation Dr Suite #F**  
**Clarkston, MI 48346**

**PROPERTY ADDRESS: 19344 Pelkey**

**HEARING DATE: 12/13/2024**

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

On the above hearing date, the building inspector of the Department of Buildings Safety Engineering & Environmental having moved for a dismissal of the Notice of Dangerous Building and Show Cause Hearing;

**IT IS HEREBY ORDERED** that this matter shall be dismissed and the proceedings are closed.

Date: 12/13/2024

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



**CERTIFICATE OF SERVICE**

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Date

\_\_\_\_\_  
Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 16242 Rossini</b></p> <p><b>BSEED CASE NO: DNG2024-01914</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> <b>Lakeisha T Thompson</b> <b>17587 Margate</b> <b>Lathrup Village, MI 48076</b></p>
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**PROPERTY ADDRESS: 16242 Rossini**

**HEARING DATE: 12/13/2024**

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

On the above hearing date, the building inspector of the Department of Buildings Safety Engineering & Environmental having moved for a dismissal of the Notice of Dangerous Building and Show Cause Hearing;

**IT IS HEREBY ORDERED** that this matter shall be dismissed and the proceedings are closed.

Date: 12/13/2024

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



**CERTIFICATE OF SERVICE**

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Signature



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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> <b>Stacker, Lorenzo &amp; Rogers, Janice</b> 6267 Penrod St Detroit, MI 48228</p>
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**PROPERTY ADDRESS: 18058 Anglin**

**HEARING DATE: 12/13/2024**

**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: 12/13/2024

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



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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> <b>Ronnie Douthet</b> 14288 Evanston Detroit, MI 48224</p>
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**PROPERTY ADDRESS: 14288 Evanston**

**HEARING DATE: 12/13/2024**

**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: 12/13/2024

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



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Date

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Signature

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> <b>William L Burnett</b> <b>19443 Goddard St</b> <b>Detroit, MI 48219</b></p>
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**PROPERTY ADDRESS: 19443 Goddard**

**HEARING DATE: 12/13/2024**

**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: 12/13/2024

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

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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:**  
**Rachel Stallings 470 Old Shelyville Rd  
470 Old Shelbyville Rd  
McMinnville, TN 37100**

**PROPERTY ADDRESS: 15400 Grayfield**

**HEARING DATE: 12/13/2024**

**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: 12/13/2024

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



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Date

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Signature

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> <b>Gayle Oneal</b> <b>4145 Helen</b> <b>Detroit, MI 48207</b></p>
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**PROPERTY ADDRESS: 3724 Helen**

**HEARING DATE: 12/13/2024**

**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: 12/13/2024

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

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

**Property Owner & Address:**  
**Joseph & Louise Harris**  
**12074 Selfridge**  
**Hamtramck, MI 48212**

**PROPERTY ADDRESS: 18636 Hickory**

**HEARING DATE: 12/13/2024**

**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.

Date: 12/13/2024

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



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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> <b>Jalal Khalid</b> 7316 Echo Creek Lane Bakersfield, CA 93313</p>
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**PROPERTY ADDRESS: 8044 Lambert**

**HEARING DATE: 12/13/2024**

**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: 12/13/2024

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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 17821 Lumpkin</b></p> <p><b>BSEED CASE NO: DNG2021-01848</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b> <b>Kaylean Pittman</b> <b>2222 W Frye Apt 1056</b> <b>Chandler, AZ 85224</b></p>
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**PROPERTY ADDRESS: 17821 Lumpkin**

**HEARING DATE: 12/13/2024**


**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: 12/13/2024

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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 19183 Lumpkin</b></p> <p><b>BSEED CASE NO: DNG2021-01468</b></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:**  
**Financial Investments Resource Management  
LLC  
7300 Midfield Dr  
Chattanooga, TN 37421**

**PROPERTY ADDRESS: 19183 Lumpkin**

**HEARING DATE: 12/13/2024**


**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: 12/13/2024

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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 19430 Omira</b></p> <p><b>BSEED CASE NO: DNG2024-01301</b></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:**  
**Kingman Holdings LLC**  
**717 N. Union St #17**  
**Wilmington, DE 19805**

**PROPERTY ADDRESS: 19430 Omira**

**HEARING DATE: 12/13/2024**

**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: 12/13/2024

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