



Date: January 17th, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for January 17th, 2025

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 January 17th, 2025, 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).

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: 18915 LUMPKIN BSEED CASE NO: DNG2012-04969
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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: BRIAN BRIDGE LLC 3224 135TH ST TUKWILA, WA 98168

PROPERTY ADDRESS: 18915 LUMPKIN

HEARING DATE: 1/17/2025

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: 1/17/2025

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;">STATE OF MICHIGAN</p> <p style="text-align: center;">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p style="text-align: center;">ADMINISTRATIVE APPEALS BUREAU</p>	<p style="text-align: center;">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p style="text-align: center;"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 20119 MONITOR</p> <p>BSEED CASE NO: DNG2019-02300</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:
COCI INVESTMENTS LLC
7537 E MACDONALD
SCOTTSDALE, AZ 85250

PROPERTY ADDRESS: 20119 MONITOR

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

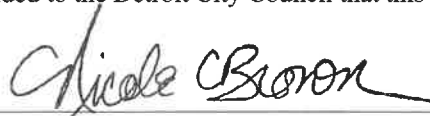
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
COCI INVESTMENTS
607 SHELBY ST #900
DETROIT, MI 48226

PROPERTY ADDRESS: 20119 MONITOR

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

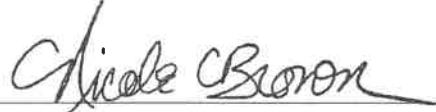
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
IMMODREAM INC
1604 WASHINGTON AVE
MIAMI BEACH, FL 33139

PROPERTY ADDRESS: 12614 PROMENADE

HEARING DATE: 1/17/2025

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: ISAIAH T PATTERSON 15056 PLAIN WAY BLDG 33 ROMULUS, MI 48174</p>

PROPERTY ADDRESS: 22429 SANTA MARIA

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

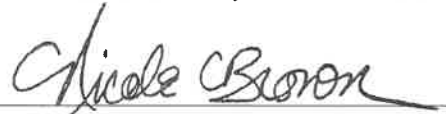
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
MORRIS & FLORIDA JEAN WILLIS
15547 THATCHER
DETROIT, MI 48235

PROPERTY ADDRESS: 15547 THATCHER

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

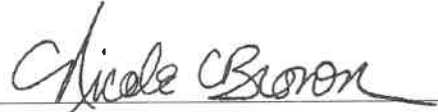
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
MATTHEW REDMON
11834 WADE
DETROIT, MI 48213

PROPERTY ADDRESS: 11834 WADE

HEARING DATE: 1/17/2025

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: ASHLEY ROBB 23285 COLUMBUS AVE WARREN, MI 48089</p>
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PROPERTY ADDRESS: 19974 WALTHAM

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

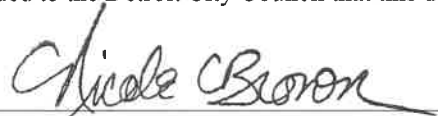
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STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 8731 AGNES BSEED CASE NO: DNG2021-00608
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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: EDDIE HARDY & ANGELA PONDER-CARSON 8731 AGNES DETROIT, MI 48214
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PROPERTY ADDRESS: 8731 AGNES

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

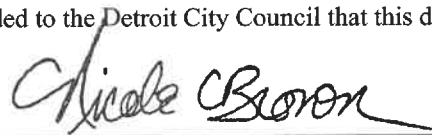
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address: FEDERAL HOME LOAN BANK OF INDIANAPOLIS P.O. BOX 60 INDIANAPOLIS, IN 46206
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PROPERTY ADDRESS: 8731 AGNES

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

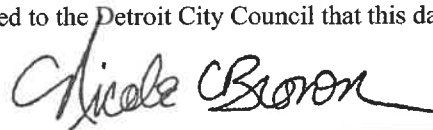
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: SOFHIA T STEEN 13087 ROSEMARY ST DETROIT, MI 48213</p>
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PROPERTY ADDRESS: 18474 ALCOY

HEARING DATE: 1/17/2025

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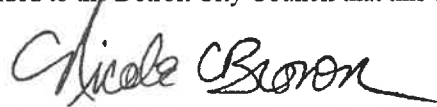
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

Property Owner & Address:
CARMEN M MITCHELL
19179 APPLETON
DETROIT, MI 48219

PROPERTY ADDRESS: 19179 APPLETON

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

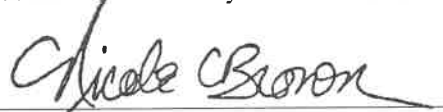
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: JAMAR BRYANT 15115 ASHTON DETROIT, MI 48223</p>
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PROPERTY ADDRESS: 15115 ASHTON

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

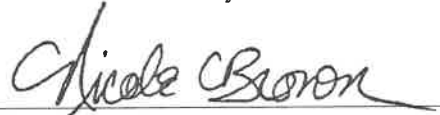
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: BM REAL ESTATE 854 CADIEUX RD. GROSSE POINTE, MI 48230</p>
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PROPERTY ADDRESS: 4890 BEDFORD

HEARING DATE: 1/17/2025

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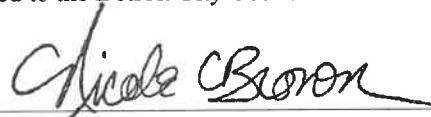
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- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the 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: 1/17/2025

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: 4890 BEDFORD</p> <p>BSEED CASE NO: DNG2013-02053</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:
WAYNE COUNTY TREASURER
400 MONROE
DETROIT, MI 48226

PROPERTY ADDRESS:4890 BEDFORD

HEARING DATE:1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

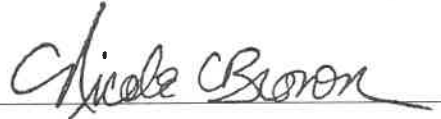
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Date:1/17/2025

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: ANGEL K MECHLING 23420 FORD ROAD DEARBORN HEIGHTS, MI 48127</p>
--

PROPERTY ADDRESS: 14910 DOLPHIN

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

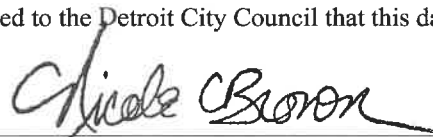
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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: 1/17/2025

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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 4030 W EUCLID</p> <p>BSEED CASE NO: DNG2010-20776</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: 3054 CADILLAC BLVD, LLC 2631 MERRICK RD, STE 406 BELLMORE, NY 11710</p>

PROPERTY ADDRESS: 4030 W EUCLID

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

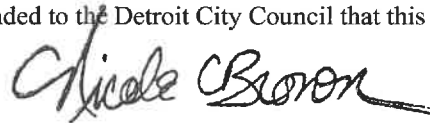
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- (3) the condition of the building or structure is not and cannot be properly maintained

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Date: 1/17/2025

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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 21501 GLENCO</p> <p>BSEED CASE NO: DNG2024-01313</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:
REGINIA GREENFIELD
18412 GREYDALE
DETROIT, MI 48223

PROPERTY ADDRESS: 21501 GLENCO

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

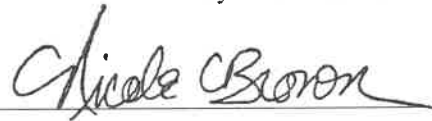
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- (3) the condition of the building or structure is not and cannot be properly maintained

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

Date: 1/17/2025

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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 21501 GLENCO</p> <p>BSEED CASE NO: DNG2024-01313</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: LORENZO HALEY 21501 GLENCO DETROIT, MI 48219</p>

PROPERTY ADDRESS: 21501 GLENCO

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

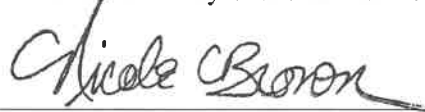
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Date: 1/17/2025

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

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: 21501 GLENCO BSEED CASE NO: DNG2024-01313
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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: LORENZO HALEY 3257 HENRY INKSTER, MI 48141

PROPERTY ADDRESS: 21501 GLENCO

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

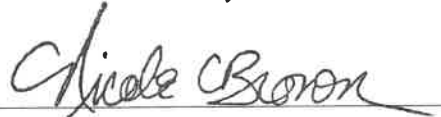
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Date: 1/17/2025

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

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

Property Owner & Address:
W&W DEVELOPMENT LLC
145 THACKERAY DR
BASKING RIDGE, NJ 07920

PROPERTY ADDRESS: 19136 GRANDVILLE

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

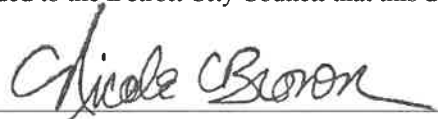
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Date: 1/17/2025

Hearing Officer: _____



CERTIFICATE OF SERVICE

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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:
SALMAR NORRIS
P.O BOX 712
DETROIT, MI 48311

PROPERTY ADDRESS:5226 HAVERHILL

HEARING DATE:1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

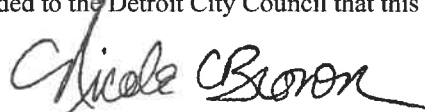
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Date:1/17/2025

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: AYSIA BAXTER & DEVIN DUBOIS 11418 SOMERSET AVE DETROIT, MI 48224</p>
--

PROPERTY ADDRESS: 18501 HULL

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

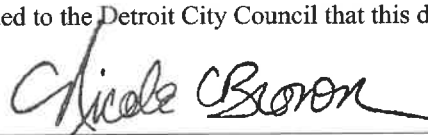
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Date: 1/17/2025

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: LILLIAN M SMITH 18085 CONLEY DETROIT, MI 48234</p>

PROPERTY ADDRESS: 12084 INDIANA

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

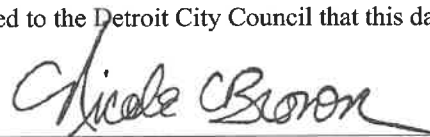
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Date: 1/17/2025

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:
JOHN GRANHAM
59363 VAN DYKE
WASHINGTON TOWNSHIP, MI 48094

PROPERTY ADDRESS: 18656 JOANN

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

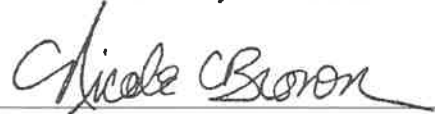
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Date: 1/17/2025

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:
VFMT REALTY INVESTMENT GROUP LLC
400 NEW DOVER RD
COLONIA, NJ 07067

PROPERTY ADDRESS: 18656 JOANN

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

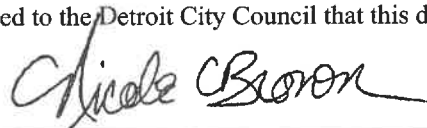
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Date: 1/17/2025

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: MATTHEW EDMOND 13817 VAN NESS GARDENA, CA 90249</p>
--

PROPERTY ADDRESS: 1940 LOUISE

HEARING DATE: 1/17/2025

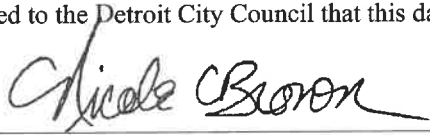
HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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: 1/17/2025

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;">STATE OF MICHIGAN</p> <p style="text-align: center;">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p style="text-align: center;">ADMINISTRATIVE APPEALS BUREAU</p>	<p style="text-align: center;">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p style="text-align: center;"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 1940 LOUISE</p> <p>BSEED CASE NO: DNG2017-00830</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: MICHAEL, CYNTHIA & TODD HUGHLEY 1940 LOUISE DETROIT, MI 48203</p>
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PROPERTY ADDRESS: 1940 LOUISE

HEARING DATE: 1/17/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

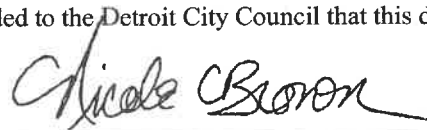
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