

BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT Coleman A. Young Municipal Center 2 Woodward Avenue, Fourth Floor Detroit. Michigan 48226 Phone 313•224•2733 TTY:711 Fax 313•224•1467 www.detroitmi.gov/BSEED

January 21, 2025

HONORABLE CITY COUNCIL

RE: RECOMMENDATION FOR DEFERRAL ADDRESS: 2231 S La Salle Gardens Owner: Willie Smith – Gwendolyn Johnson-Smith Demolition Ordered: 5-18-15

In response to the request for a deferral of the demolition order on the property noted above, the Buildings, Safety Engineering and Environmental Department (BSEED) submits the following information:

A special inspection conducted on January 15,2025 revealed that the building is secured and appears to be sound and repairable. The owner has paid all taxes and is current. The proposed use of the property is owner's use and occupancy. This is the 1st deferral request for this property.

Therefore, we respectfully recommended that the demolition order be <u>deferred</u> for a period of six months subject to the following conditions:

- 1. A permit for rehabilitation work shall be applied for within <u>ten</u> (10) <u>business days</u> from the date of the City Council decision.
- 2. BSEED will schedule a Progress Inspection within <u>forty-five</u> (45) <u>calendar days</u> from the date of the rehabilitation permit to determine whether substantial progress has been made. Thereafter, the owner must submit to BSEED detailed inspection reports, with photos showing evidence of the work completed, every <u>forty-five</u> (45) <u>calendar</u> <u>days</u>, for the duration of the rehabilitation work, to demonstrate that substantial progress has been made during the approved time frame for rehabilitation.
- 3. The building shall have all imminently hazardous conditions immediately corrected, be maintained, and securely barricaded until rehabilitation is complete. Rehabilitation work is to be completed within six (6) months, at which time the owner will obtain one of the following from this department:
 - Certificate of Acceptance related to building permits
 - Certificate of Approval as a result of a Housing Inspection
 - Certificate of Compliance, required for all rental properties
- 4. The owner shall not occupy or allow occupancy of the structure without a certificate (as outlined above).



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- 5. The yards shall be maintained clear of overgrown vegetation, weeds, junk and debris at all times.
- 6. Prior to seeking a permit extension, the owner must contact BSEED and request to extend the deferral period.

We recommend that utility disconnect actions cease to allow the progress of the rehabilitation.

At the end of the deferral period, the owner must contact this department to arrange an inspection to evidence that conditions of the deferral have been satisfied and that there has been substantial progress toward rehabilitation. If the building becomes open to trespass or if conditions of the deferral are not followed, the deferral may be rescinded by the City Council at any time, and we may proceed with demolition without further notice. In addition, pursuant to the Property Maintenance Code we will issue a Blight Violation Notice.

Any request exceeding three (3) deferrals must be made by petition to City Council through the office of the City Clerk.

Respectfully submitted,

Arthur Rushin

AR:sl

Cc: Willie Smith, Gwendolyn Johnson- Smith 1406 Chicago Blvd Detroit MI 48206 <u>Hankee75@gmail.com</u> 5

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DNG2014-01710 Update Reset **View Log** Reports Help **Record #** DNG2014-01710 **Unit Nbr** Floor Address 2231 S LA SALLE GARDENS, Detroit, Michigan 48206 **Created By ACA** No Inspection Type * **Dang Bldg Deferral Inspection Request Date** 01/16/2025 **Inspection Contact Name Request Comment Contact Phone Number** Scheduled Date * Π 01/15/2025 **Scheduled Start Time** 000 \mathbf{v} : \sim More Inspector * Current User Nabil Jaafar Department * Current Department DNG - Dangerous Bldg Inspect **Inspection Date** 01/15/2025 Status * Vacant And Secure

EXACCEIA Civic Platform > DETROIT

Record Comments

Result Comment E Standard Comments

Deferral inspection, found 1.5-story, 1-family, framed dwelling, Vacant and secure at all sides, Maintained OK, Has a building permit (RES2024-03679) in review No VPO New roof shingles Rec- Approve Deferral

https://detroit-prod-av.accela.com/portlets/web/en-us/#/core/spacev360/detroit.dangbldgdeferralinspection32957353

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