



Date: February 5, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for January 31st, 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 31st, 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).

<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: 14325 SUSSEX</p> <p>BSEED CASE NO: DNG2012-03331</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: BENJAMIN MCGEE 2021 PUTNAM DETROIT, MI 48208</p>

PROPERTY ADDRESS: 14325 SUSSEX

HEARING DATE: JANUARY 31, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

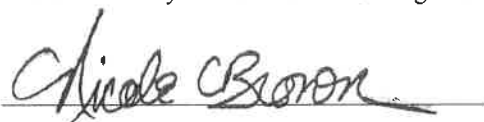
On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest, the Hearing Officer finds that the following facts have been proven:

- (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: JANUARY 31, 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>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: 18632 ALBANY</p> <p>BSEED CASE NO: DNG2011-05313</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: REAGOR FAMILY LLC 2587 GOLDEN BAY CT HENDERSON, NV 89052</p>
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PROPERTY ADDRESS: 18632 ALBANY

HEARING DATE: JANUARY 31, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

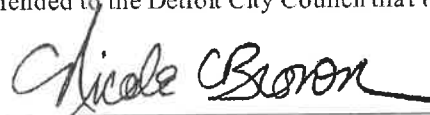
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: LISA GREEN & BRECK STEVENSON 17540 HUBBELL ST DETROIT, MI 48235</p>
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PROPERTY ADDRESS: 4351 BERKSHIRE

HEARING DATE: JANUARY 31, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

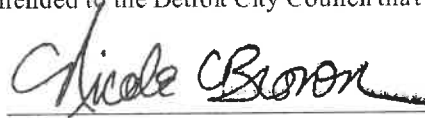
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: RAPPORT HOMES LLC 20532 STANSBURY DETROIT, MI 48235</p>
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PROPERTY ADDRESS: 20126 BRAMFORD

HEARING DATE: JANUARY 31, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

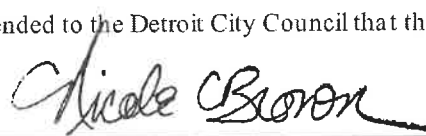
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: WILLIE TAYLOR 9400 BURNETTE DETROIT, MI 48204</p>
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PROPERTY ADDRESS: 9400 BURNETTE

HEARING DATE: JANUARY 31, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

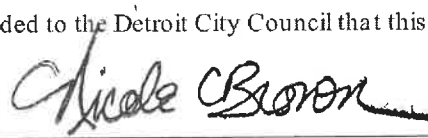
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: SHAWN COATS 2298 CALVERT ST DETROIT, MI 48206</p>
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PROPERTY ADDRESS: 3281 ELMHURST

HEARING DATE: JANUARY 31, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

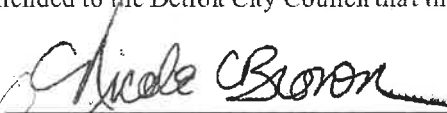
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: LINCOLN & NAOMI CLAY 5564 IVANHOE DETROIT, MI 48204</p>
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PROPERTY ADDRESS: 5564 IVANHOE

HEARING DATE: JANUARY 31, 2025

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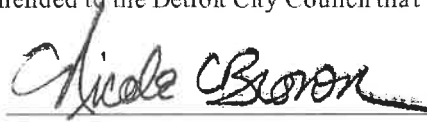
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: GSCM INVESTMENT LLC 2222 W GRAND RIVER AVE, SUITE A OKEMOS, MI 48864</p>

PROPERTY ADDRESS: 16001 MADDELEIN

HEARING DATE: JANUARY 31, 2025

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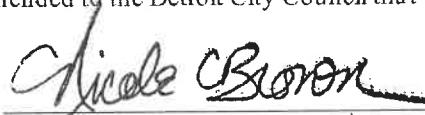
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: LACHELLE BYARS 19975 REVERE ST DETROIT, MI 48234</p>

PROPERTY ADDRESS: 8827 PETER HUNT

HEARING DATE: JANUARY 31, 2025

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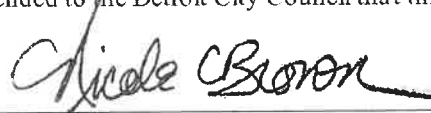
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p>

PROPERTY ADDRESS: 8827 PETER HUNT

HEARING DATE: JANUARY 31, 2025

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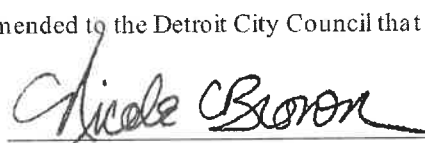
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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 & KAREN HOWELL 14185 ROCKDALE ST DETROIT, MI 48223</p>

PROPERTY ADDRESS: 14185 ROCKDALE

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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: UAN-HESED COMMUNITY CHURCH 1301 N BURDICK AVE KALAMAZOO, MI 49007</p>
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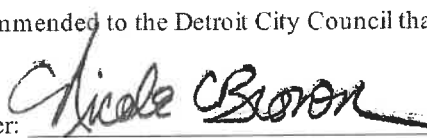
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: OAKFIELD HOLDINGS LLC 4960 SW 72ND AVE, STE 206 MIAMI, FL 33155</p>
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**PROPERTY ADDRESS: 16157 WEST PARKWAY
31, 2025**

HEARING DATE: JANUARY

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

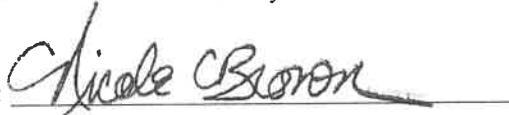
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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: EVERGLADES MANAGEMENT INC 14102 FORRER DETROIT, MI 48227</p>
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PROPERTY ADDRESS: 19731 WESTPHALIA

HEARING DATE: JANUARY 31, 2025

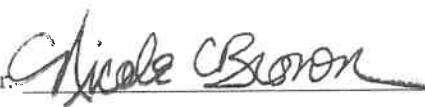
HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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: JANUARY 31, 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>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: 19731 WESTPHALIA</p> <p>BSEED CASE NO: DNG2021-01325</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: EVERGLADES MANAGEMENT INC P.O BOX 5662 COMPTON, CA 90224</p>

PROPERTY ADDRESS: 19731 WESTPHALIA

HEARING DATE: JANUARY 31, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

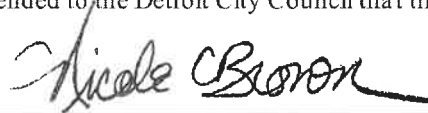
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