



**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](http://www.detroitmi.gov/BSEED)

January 7, 2025

HONORABLE CITY COUNCIL

**RE: RECOMMENDATION FOR DEFERRAL**

**ADDRESS: 19618 Annott**

**Owner: All Smiles LLC**

**Demolition Ordered: October 21, 2024**

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 6, 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 1<sup>st</sup> deferral request for this property.**

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

1. A permit for rehabilitation work shall be applied for within ten (10) business days from the date of the City Council decision.
2. BSEED will schedule a Progress Inspection within forty-five (45) calendar days 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 forty-five (45) calendar days, 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).



RE: 19618 Annott  
January 7, 2025  
Page 2

---

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,

A handwritten signature in black ink, appearing to read "Arthur Rushin", written over a horizontal line.

Arthur Rushin

AR:sl

Cc: All Smiles LLC 2701 Griffin rd. Fort Lauderdale FL  
[Mile@firsttrentco.com](mailto:Mile@firsttrentco.com)



# DNG2024-01411

[Update](#)[Reset](#)[View Log](#)[Reports](#)[Help](#)

Updated successfully.

**Record #**[DNG2024-01411](#)**Unit Nbr****Floor****Address**

19618 Annott, DETROIT, MI 48205

**Created By ACA**

No

**Inspection Type \***

Dang Bldg Deferral Inspection

**Request Date**

01/02/2025

**Inspection Contact Name****Request Comment**

Approve or deny application

**Contact Phone Number****Scheduled Date \***

01/06/2025

**Scheduled Start Time**

▼ : ▼ AI ▼

**Inspector \*** [Current User](#)

Andrew DeRamer ▼

**Department \*** [Current Department](#)

DNG - Dangerous Bldg Inspect ▼

**Inspection Date**

01/06/2025

**Status \***

Vacant And Secure ▼

**Record Comments****Result Comment** [Standard Comments](#)

DEFERRAL Inspection

Found 1.5 story – frame - 1 family dwelling

Vacant and Secure

Doors and windows barricaded

new roof w/o permits, fire damaged

no VPO obtained, no permits

yards maintained, progress to maintain dwelling

Recommend – ok to approve deferral and reinspect in 90 days



More



01 06 2025

19618 ANNOTT DeRAMER



01 06 2025

19618 ANNOTT DeRAMER  
1-6-2025 2.JPG



01 06 2025

19618 ANNOTT DeRAMER