



Date: February 24th, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for February 21st, 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 February 21, 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).

ALSHARGISTATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU		ADDRESS: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098
Findings of Fact and Order of Hearing Officer		
Dangerous Building Cause Hearing PROPERTY ADDRESS: 1845 20TH ST BASED CASE NO: DNG2014-01983		

Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226	Property Owner & Address: LUCILLE STALLWORTH 1845 20TH ST DETROIT, MI 48216-1530
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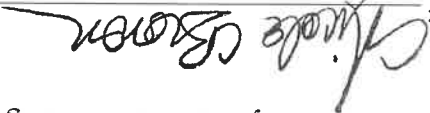
PROPERTY ADDRESS: 1845 20TH ST HEARING DATE: FEBRUARY 21, 2025

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: FEBRUARY 21, 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	Dangerous Building Show Cause Hearing PROPERTY ADDRESS: 18443 BRAILLE BSEED CASE NO: DNG2024-01578
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: JVS MANAGEMENT GROUP LLC 400 MONROE ST, #350 DETROIT, MI 48226

PROPERTY ADDRESS: 18443 BRAILLE HEARING DATE: FEBRUARY 21, 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

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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: FEBRUARY 21, 2025

Hearing Officer:

Shade Brown

CERTIFICATE OF SERVICE

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Date

Signature

STATE OF MICHIGAN		CITY OF DETROIT		DEPARTMENT OF		APPEALS & HEARINGS		ADMINISTRATIVE		APPEALS BUREAU	
FINDINGS OF FACT		AND ORDER OF		HEARING OFFICER		DANGEROUS BUILDING		Show Cause Hearing		PROPERTY ADDRESS: 18443 BRAILLE	
BSEED CASE NO:		DNG2024-01578		Telephone No. 313-224-0098							

Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226	Property Owner & Address: UNIVERSAL REAL ESTATE LLC 400 MONROE, #350 DETROIT, MI 48226
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PROPERTY ADDRESS: 18443 BRAILLE HEARING DATE: FEBRUARY 21, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Hearing Officer:

Shade Brown

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Date

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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		DANGEROUS BUILDING <u>Show Cause Hearing</u> PROPERTY ADDRESS: 1524 CADILLAC BSEED CASE NO: DNG2024-00215
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: TIMOTHY & LUCILLE HALL 1524 CADILLAC DETROIT, MI 48214
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PROPERTY ADDRESS: 1524 CADILLAC HEARING DATE: FEBRUARY 21, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

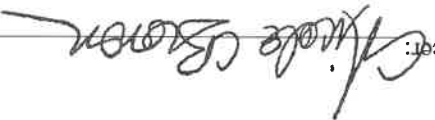
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Date: FEBRUARY 21, 2025

Hearing Officer:



CERTIFICATE OF SERVICE

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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		PROPERTY ADDRESS:		2226 CADILLAC		BSEED CASE NO:	
DNG2011-04548											

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: THE CARLOU GROUP P.O BOX 14652 DETROIT, MI 48214
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PROPERTY ADDRESS: 2226 CADILLAC HEARING DATE: FEBRUARY 21, 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

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Date: FEBRUARY 21, 2025

Hearing Officer

Chloe Brown

CERTIFICATE OF SERVICE

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Date

Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU		FINDINGS OF FACT AND ORDER OF HEARING OFFICER	DANGEROUS BUILDING Show Cause Hearing PROPERTY ADDRESS: 6210 CANTON BSEED CASE NO: DNG2024-02133
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:
MICHAEL BARNES
14271 ELMDALE
DETROIT, MI 48213

PROPERTY ADDRESS: 6210 CANTON HEARING DATE: FEBRUARY 21, 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:

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Date: FEBRUARY 21, 2025

Hearing Officer *Chloe Brown*

CERTIFICATE OF SERVICE

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Date

Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	DANGEROUS BUILDING Show Cause Hearing PROPERTY ADDRESS: 9555 CHALMERS BSEED CASE NO: DNG2023-00155
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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: LAWRENCE PILLOW 9555 CHALMERS DETROIT, MI 48213
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PROPERTY ADDRESS: 9555 CHALMERS HEARING DATE: FEBURARY 21, 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:

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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: FEBURARY 21, 2025

Hearing Officer:

Chade Brown

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	Dangerous Building Show Cause Hearing PROPERTY ADDRESS: 2545 CHICAGO BSEED CASE NO: DNG2012-04649
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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:
RONALD L CARTER
17265 CORAL GABLES ST
SOUTHFIELD, MI 48076

PROPERTY ADDRESS: 2545 CHICAGO HEARING DATE: FEBRUARY 21, 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:

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Date: FEBRUARY 21, 2025

Hearing Officer

Charles Brown

CERTIFICATE OF SERVICE

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Date

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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		PROPERTY ADDRESS:		1938 CRANE		BSEED CASE NO:	
DNG2024-00214		DNG2024-00214		DNG2024-00214		DNG2024-00214		DNG2024-00214		DNG2024-00214	

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: GODFREY OJEMUDIA 998 NOTTINGHAM RD GROSSE POINTE PARK, MI 48230
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PROPERTY ADDRESS: 1938 CRANE HEARING DATE: FEBRUARY 21, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: FEBRUARY 21, 2025
Hearing Officer: *Chloe Brown*

CERTIFICATE OF SERVICE

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Date _____ Signature _____

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU		FINDINGS OF FACT AND ORDER OF HEARING OFFICER	DANGEROUS BUILDING Show Cause Hearing PROPERTY ADDRESS: 10224 FLORA BSEED CASE NO: DNG2024-00205
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:
MARTHA E HEDRICK
15830 HARRISON
ROMULUS, MI 48174

PROPERTY ADDRESS: 10224 FLORA HEARING DATE: FEBRUARY 21, 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

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Date: FEBRUARY 21, 2025

Hearing Officer:

Chloe Brown

CERTIFICATE OF SERVICE

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Signature

STATE OF MICHIGAN		
CITY OF DETROIT		
DEPARTMENT OF		
APPEALS & HEARINGS		
ADMINISTRATIVE		
APPEALS BUREAU		
Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226		
Telephone No. 313-224-0098		
Findings of Fact and Order of Hearing Officer		
DANGEROUS BUILDING Show Cause Hearing		
PROPERTY ADDRESS: 10224 FLORA		
BSEED CASE NO: DNG2024-00205		

Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226	Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226
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PROPERTY ADDRESS: 10224 FLORA HEARING DATE: FEBRUARY 21, 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

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Date: FEBRUARY 21, 2025

Hearing Officer:

Charles Brown

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Date

STATE OF MICHIGAN	CITY OF DETROIT	DEPARTMENT OF APPEALS & HEARINGS	ADMINISTRATIVE APPEALS BUREAU
Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226			
Telephone No. 313-224-0098			
DANGEROUS BUILDING Show Cause Hearing		PROPERTY ADDRESS: 1573 WEST GRAND BSEED CASE NO: DNG2024-02126	

Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226	Property Owner & Address: EARNESTINE TUMPKIN 1573 W. GRAND BLVD DETROIT, MI 48208
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PROPERTY ADDRESS: 1573 WEST GRAND HEARING DATE: FEBRUARY 21, 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

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Date: FEBRUARY 21, 2025

Hearing Officer:

Chloe Brown

CERTIFICATE OF SERVICE

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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	DANGEROUS BUILDING Show Cause Hearing PROPERTY ADDRESS: 16522 INVERNESS BASED CASE NO: DNG2012-08384
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: JAMIE ALLEN 16834 INVERNESS DETROIT, MI 48221
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PROPERTY ADDRESS: 16522 INVERNESS HEARING DATE: FEBRUARY 21, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

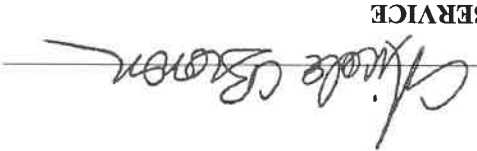
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STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU		FINDINGS OF FACT AND ORDER OF HEARING OFFICER	DANGEROUS BUILDING Show Cause Hearing PROPERTY ADDRESS: 14834 MARK TWAIN BSEED CASE NO: DNG2014-00667
Address: 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: KG LEGACY LLC, KATHERINE GRISSON 14215 RED OAK DR VAN BUREN TOWNSHIP, MI 48111
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PROPERTY ADDRESS: 14834 MARK TWAIN HEARING DATE: FEBRUARY 21, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: FEBRUARY 21, 2025
Hearing Officer: *Chade Brown*

CERTIFICATE OF SERVICE

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Date _____ Signature _____

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU		FINDINGS OF FACT AND ORDER OF HEARING OFFICER	DANGEROUS BUILDING Show Cause Hearing PROPERTY ADDRESS: 2007 OAKDALE BSEED CASE NO: DNG2012-03570
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: RENEE L. ROSE & RICKY OWENS 2007 OAKDALE DETROIT, MI 48209
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PROPERTY ADDRESS: 2007 OAKDALE HEARING DATE: FEBRUARY 21, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: FEBRUARY 21, 2025

Hearing Officer:

Charles Brown

CERTIFICATE OF SERVICE

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Date

Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	DANGEROUS BUILDING Show Cause Hearing PROPERTY ADDRESS: 4556 OAKMAN BLVD BSEED CASE NO: DNG2014-02409
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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: REIA & MARK LEWIS 8202 AMERICAN DETROIT, MI 48204
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PROPERTY ADDRESS: 4556 OAKMAN BLVD HEARING DATE: FEBRUARY 21, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Chloe Brown

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Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU			FINDINGS OF FACT AND ORDER OF HEARING OFFICER		DANGEROUS BUILDING <u>Show Cause Hearing</u> PROPERTY ADDRESS: 3136 PENNSYLVANIA BASED CASE NO: DNG2012-03173
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: THE ROSIE L EVENS REVOCABLE TRUST 3035 CADILLAC BLVD DETROIT, MI 48214-2173
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PROPERTY ADDRESS: 3136 PENNSYLVANIA HEARING DATE: FEBRUARY 21, 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: FEBRUARY 21, 2025

Hearing Officer:

Chade Brown

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	Dangerous Building Show Cause Hearing PROPERTY ADDRESS: 15075 PREST BSEED CASE NO: DNG2016-00313	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:
WADE MARKETING & CONSULTING LLC
1458 GATES MILL WALK
LAWRENCEVILLE, GA 30045

PROPERTY ADDRESS: 15075 PREST HEARING DATE: FEBRUARY 21, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

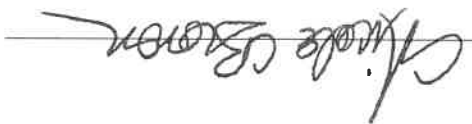
On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven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

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- (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: FEBRUARY 21, 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		
DANGEROUS BUILDING		
Show Cause Hearing		
PROPERTY ADDRESS:		
2905 PUTNAM		
BSEED CASE NO:		
DNG2024-02118		

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:
2920-24 PUTNAM LLC
435 S ETON
BIRMINGHAM, MI 48009

PROPERTY ADDRESS: 2905 PUTNAM HEARING DATE: FEBRUARY 21, 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: FEBRUARY 21, 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	Dangerous Building Cause Hearing PROPERTY ADDRESS: 2905 PUTNAM BSEED CASE NO: DNG2024-02118
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:
2920-24 PUTNAM LLC
5203 LORRAINE
DETROIT, MI 48208

PROPERTY ADDRESS: 2905 PUTNAM HEARING DATE: FEBRUARY 21, 2-25

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

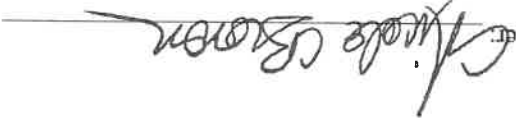
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- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
(2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
(3) the condition 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: FEBRUARY 21, 2-25

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	
Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226			
Telephone No. 313-224-0098			
DANGEROUS BUILDING Show Cause Hearing		PROPERTY ADDRESS: 3729 ST. CLAIR BASED CASE NO: DNG2021-00214	

PROPERTY ADDRESS: 3729 ST. CLAIR HEARING DATE: FEBRUARY 21, 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: FEBRUARY 21, 2025

Hearing Officer:

Shirley Brown

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.

Signature

Date