



Date: February 14, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for February 14, 2025

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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 14, 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).

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/><b>DEPARTMENT OF</b><br/><b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/><b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT</b><br/><b>AND ORDER OF</b><br/><b>HEARING OFFICER</b></p> | <p align="center"><b><u>Dangerous Building</u></b><br/><b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/>8928 May</p> <p><b>BSEED CASE NO:</b><br/><b>DNG2024-01341</b></p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/><b>Christ Assembly of Deliverance, Non Profit</b><br/>6004 Hedge St.<br/>Detroit, MI 48211</p> |
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**PROPERTY ADDRESS: 8928 May**

**HEARING DATE: 2/14/25**

#### **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: 2/14/25                      Hearing Officer: Angelita M. Martinez

#### **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

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

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/><b>Detroit Land Bank Authority</b><br/>500 Griswold Ste1200<br/>Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 8928 May**

**HEARING DATE:**

#### **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:

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Date: \_\_\_\_\_ Hearing Officer: Angelita M. Martinez

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|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Mark T. Lewis<br/> 8099 American<br/> Detroit, MI 48204</p> |
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**PROPERTY ADDRESS: 4544 Oakman Blvd**

**HEARING DATE:**

### **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:

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Date: \_\_\_\_\_ Hearing Officer: Angelita M. Martinez

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Richard Donoso</b><br/> 25-51 48th<br/> New York, NY 11103</p> |
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**PROPERTY ADDRESS: 14583 Strathmoor**

**HEARING DATE:**

#### **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

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/>Newberry Homes LDHA LP<br/>16250 Northland Dr. Ste 301<br/>Southfield, MI 48075</p> |
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**PROPERTY ADDRESS: 3804 29th**

**HEARING DATE: 2/14/25**

#### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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Date: 2/14/25

Hearing Officer: Angelita M. Martinez

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> EE Properties LLC<br/> 2222 W Grand River Rd Ste A<br/> Okemos, MI 48864</p> |
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**PROPERTY ADDRESS: 12850 Alcoa      HEARING DATE: 2/14/25**

#### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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Hearing Officer: Angelita M. Martinez

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> David Clark<br/> 12104 Barlow<br/> Detroit, MI 48205</p> |
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**PROPERTY ADDRESS: 12533 Barlow    HEARING DATE: 2/14/25**

### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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Date: 2/14/25

Hearing Officer: Angelita M. Martinez

### **CERTIFICATE OF SERVICE**

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Thomas Chambers<br/> 1190 Seward, APT 301<br/> Detroit, MI 48202</p> |
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**PROPERTY ADDRESS: 19295 Beaverland**

**HEARING DATE: 2/14/25**

### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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Date: 2/14/25                      Hearing Officer: Angelita M. Martinez

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Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> 11619 Belleterre LLC<br/> 535 Griswold St Ste 111-715<br/> Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 5536 Burlingame**

**HEARING DATE: 2/14/25**

### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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|--|---|--|

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Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Rajun8 Property Management LLC<br/> 7744 Burnette<br/> Detroit, MI 48210</p> |
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**PROPERTY ADDRESS: 7353 Burnette    HEARING DATE: 2/14/25**

#### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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Hearing Officer: Angelita M. Martinez

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| <p><b>Property Owner &amp; Address:</b><br/> <b>Break Away From Poverty Foundation</b><br/> 3434 Chene<br/> Detroit, MI 48207</p> |
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**PROPERTY ADDRESS: 2427 Electric      HEARING DATE: 2/14/25**

### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>13100 Filbert</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2014-01558</b></p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Truett, Cleveland F<br/> 13100 Filbert St.<br/> Detroit, MI 48205-4201</p> |
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**PROPERTY ADDRESS: 13100 Filbert      HEARING DATE: 2/14/25**

### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

### **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

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 13100 Filbert</p> <p><b>BSEED CASE NO:</b><br/> DNG2014-01558</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Courtney Cowan<br/> 14220 Crescent Dr.<br/> Detroit, MI 48223</p> |
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**PROPERTY ADDRESS: 13100 Filbert    HEARING DATE: 2/14/25**

### **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: 2/14/25                      Hearing Officer: Angelita M. Martinez

### **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.

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Date

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Signature

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 2881 E. Grand Blvd</p> <p><b>BSEED CASE NO:</b><br/> DNG2011-05392</p> |
|---|--|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Gajar, Frank H<br/> P.O. Box 1309<br/> Kill Devil Hills, NC 27948</p> |
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**PROPERTY ADDRESS: 2881 E. Grand Blvd**

**HEARING DATE: 2/14/25**

#### **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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- (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: 2/14/25

Hearing Officer: Angelita M. Martinez

#### **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.

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Date

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Signature

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|--|---|---|
| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 2881 E. Grand Blvd</p> <p><b>BSEED CASE NO:</b><br/> DNG2011-05392</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Method MJ, LLC<br/> 2857 E. Grand Blvd Ste 106<br/> Detroit, MI 48202</p> |
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**PROPERTY ADDRESS: 2881 E. Grand Blvd**

**HEARING DATE: 2/14/25**

### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

### **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.

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Date

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Signature



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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 17320 Greeley</p> <p><b>BSEED CASE NO:</b><br/> DNG2025-00079</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Sonia Brown<br/> 12028 Yellowstone St.<br/> Detroit, MI 48204</p> |
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**PROPERTY ADDRESS:** 17320 Greeley    **HEARING DATE:** 2/14/25

#### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

#### **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

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Signature

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|--|---|--|
| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>11470 Indiana</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2024-01314</b></p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Alfonso Brewster<br/> 11470 Indiana St.<br/> Detroit, MI 48204</p> |
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**PROPERTY ADDRESS: 11470 Indiana    HEARING DATE: 2/14/25**

#### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

#### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>15080 Littlefield</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2025-00202</b></p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Amazing Auto Sales LLC</b><br/> <b>18812 Vandyke</b><br/> <b>Detroit, MI 48234</b></p> |
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**PROPERTY ADDRESS: 15080 Littlefield**

**HEARING DATE: 2/14/25**

### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

### **CERTIFICATE OF SERVICE**

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>6110 E. McNichols</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2012-01166</b></p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Berry, Lavara B<br/> 13447 Gable St<br/> Detroit, MI 48212</p> |
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**PROPERTY ADDRESS: 6110 E. McNichols**

**HEARING DATE: 2/14/25**

#### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

#### **CERTIFICATE OF SERVICE**

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Date

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Signature

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/><b>DEPARTMENT OF</b><br/><b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/><b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT<br/>AND ORDER OF<br/>HEARING OFFICER</b></p> | <p align="center"><b><u>Dangerous Building</u></b><br/><b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/><b>6110 E. McNichols</b></p> <p><b>BSEED CASE NO:</b><br/><b>DNG2012-01166</b></p> |
|--|--|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/>Ebrahim Jumjum<br/>1363 Salina St<br/>Dearborn, MI 48120</p> |
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**PROPERTY ADDRESS: 6110 E. McNichols**

**HEARING DATE: 2/14/25**

#### **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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- (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: 2/14/25

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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>9216 Melville</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2010-16494</b></p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> George Barajas<br/> 9216 Melville St.<br/> Detroit MI, 48209</p> |
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**PROPERTY ADDRESS: 9216 Melville    HEARING DATE: 2/14/25**

#### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

#### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>2929 Northwestern</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2010-21156</b></p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Tommy Smith<br/> 5535 Newport St.<br/> Detroit, MI 48213</p> |
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**PROPERTY ADDRESS: 2929 Northwestern**

**HEARING DATE: 2/14/25**

### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 1222 Patricia</p> <p><b>BSEED CASE NO:</b><br/> DNG2025-00157</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Nisha D Wilson<br/> 15080 Steel<br/> Detroit, MI 48227</p> |
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**PROPERTY ADDRESS: 1222 Patricia      HEARING DATE: 2/14/25**

### **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: 2/14/25      Hearing Officer: Angelita M. Martinez

### **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



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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/><b>DEPARTMENT OF</b><br/><b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/><b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT<br/>AND ORDER OF<br/>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/><b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/>12821 Schaefer</p> <p><b>BSEED CASE NO:</b><br/>DNG2025-00148</p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/>Diversified Scrap Metal LLC<br/>6050 Schaefer<br/>Dearborn, MI 48126</p> |
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**PROPERTY ADDRESS: 12821 Schaefer HEARING DATE: 2/14/25**

#### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

#### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>12707 Strathmoor</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2024-02167</b></p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Castaway Cay LLC<br/> 301 Thelma Drive #501<br/> Casper, WY 82609</p> |
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**PROPERTY ADDRESS: 12707 Strathmoor**

**HEARING DATE: 2/14/25**

### **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: 2/14/25                      Hearing Officer: Angelita M. Martinez

### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>19393 Syracuse</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2010-01111</b></p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Jose Calidonio-Rivera<br/> 3469 Andrew Ct, Apt 202<br/> Laurel, MD 20724</p> |
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**PROPERTY ADDRESS: 19393 Syracuse HEARING DATE: 2/14/25**

### **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: 2/14/25      Hearing Officer: Angelita M. Martinez

### **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

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Signature

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 13323 Tacoma</p> <p><b>BSEED CASE NO:</b><br/> DNG2010-06736</p> |
|---|--|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Detroit Land Bank Authority<br/> 500 Griswold St. Ste 1200<br/> Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 13323 Tacoma    HEARING DATE: 2/14/25**

#### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

#### **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

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Signature

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|--|---|---|
| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 13323 Tacoma</p> <p><b>BSEED CASE NO:</b><br/> DNG2010-06736</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> | <p><b>Property Owner &amp; Address:</b><br/> <b>Females In Real Estate LLC</b><br/> 41811 Chalet Dr.<br/> Novi, MI 48377</p> |
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**PROPERTY ADDRESS: 13323 Tacoma    HEARING DATE: 2/14/25**

### **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: 2/14/25                      Hearing Officer: Angelita M. Martinez

### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 12870 Terry</p> <p><b>BSEED CASE NO:</b><br/> DNG2025-00082</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Sneed Jr &amp; Ollie Mouzon<br/> 12870 Terry<br/> Detroit, MI 48227</p> |
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**PROPERTY ADDRESS: 12870 Terry      HEARING DATE: 2/14/25**

### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 2951 Webb</p> <p><b>BSEED CASE NO:</b><br/> DNG2014-07792</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Becoming A Better Me<br/> 2264 Stieber St.<br/> Westland, MI 48186</p> |
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**PROPERTY ADDRESS: 2951 Webb      HEARING DATE: 2/14/25**

#### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

#### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>12436 Westphalia</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2014-01712</b></p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> City of Detroit P&amp;D D<br/> 65 Cadillac Sq.<br/> Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 12436 Westphalia**

**HEARING DATE: 2/14/25**

### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

### **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.

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Date

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Signature



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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>12436 Westphalia</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2014-01712</b></p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Daniel Myers<br/> 13059 Wilfred<br/> Detroit, M 48213</p> |
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**PROPERTY ADDRESS: 12436 Westphalia**

**HEARING DATE: 2/14/25**

### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 1630 E. State Fair</p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2024-02132</b></p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Michigan Real Token IV LLC<br/> 114 Leicester Court<br/> Detroit, MI 48331-48202</p> |
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**PROPERTY ADDRESS: 1630 E. State Fair**

**HEARING DATE: 2/14/25**

### **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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- (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: 2/14/25

Hearing Officer: Angelita M. Martinez

### **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.

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Date

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>17130 Westphalia</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2014-06671</b></p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Terrell Dinkins<br/> 8070 Dale<br/> Centerline, MI 48105</p> |
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**PROPERTY ADDRESS: 12436 Westphalia**

**HEARING DATE: 2/14/25**

#### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

#### **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

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|--|---|---|
| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>17130 Westphalia</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2014-06671</b></p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Smis, Hanna<br/> 17130 Westphalia St.<br/> Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 12436 Westphalia**

**HEARING DATE: 2/14/25**

### **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: 2/14/25

Hearing Officer: Angelita M. Martinez

### **CERTIFICATE OF SERVICE**

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| <p><b>Property Owner &amp; Address:</b><br/> Planning and Development Dept<br/> 65 Cadillac Sq 1100<br/> Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 12436 Westphalia**

**HEARING DATE: 2/14/25**

#### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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Date: 2/14/25

Hearing Officer: Angelita M. Martinez

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|---|--|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Detroit Land Bank Authority<br/> 500 Griswold Ste 1200<br/> Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 15746 Woodingham**

**HEARING DATE: 2/14/25**

#### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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Date: 2/14/25

Hearing Officer: Angelita M. Martinez

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

Telephone No. 313-224-0098

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|---|
| <p><b>Department:</b><br/>Buildings Safety Engineering &amp; Environmental<br/>Department<br/>2 Woodward Ave., Room 402<br/>Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/>William Bright Jr.<br/>4223 S. Victoria Ave<br/>View Park, CA 90008</p> |
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**PROPERTY ADDRESS: 15746 Woodingham**

**HEARING DATE: 2/14/25**

### HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: 2/14/25

Hearing Officer: Angelita M. Martinez

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