

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

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).

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: 8928 May

BSEED CASE NO: DNG2024-01341

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

Telephone No. 313-224-0098

### Department:

Date

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit. MI 48226 Property Owner & Address: Christ Assembly of Deliverance, Non Profit 6004 Hedge St. Detroit, MI 48211

**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:

- 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.

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Date:	2/14/25	Hearing Officer:	CA Y	

### **CERTIFICATE OF SERVICE**

Signature

I certify that	on this date a copy	of this Order was	s served by cert	ified mail, return	receipt requested
addressed to	the owner at the ow	ner's address list	ted above and b	y posting on the	property address.

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: 8928 May

BSEED CASE NO: DNG2024-01341

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: Detroit Land Bank Authority 500 Griswold Ste1200 Detroit, MI 48226

**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:

- the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
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- (3) the condition of the building or structure is not and cannot be properly maintained

Date:	Hearing Officer:	
	CERTIFICATE OF SERVICE	
I certify that on the addressed to the o	s date a copy of this Order was served by certified mail, return receipt requever at the owner's address listed above and by posting on the property add	ested Iress.

Date	Simon A	
Daic	Signature	

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:** 4544 Oakman Blvd

**BSEED CASE NO:** DNG2010-24902

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: Mark T. Lewis 8099 American Detroit, MI 48204

PROPERTY ADDRESS: 4544 Oakman Blvd

**HEARING DATE:** 

Angelita M. Martinez

### 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.
-------

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	

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:** 14583 Strathmoor

**BSEED CASE NO:** DNG2018-02656

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: Richard Donoso 25-51 48th New York, NY 11103

PROPERTY ADDRESS: 14583 Strathmoor

### **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:

- (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
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IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous

uilding be DEMOL	
Pate:	Hearing Officer: Angelita M. Martinez
	CERTIFICATE OF SERVICE
	is date a copy of this Order was served by certified mail, return receipt requested owner at the owner's address listed above and by posting on the property address.
Date	 Signature

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: 3804 29th

BSEED CASE NO: DNG2025-00147

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: Newberry Homes LDHA LP 16250 Northland Dr. Ste 301 Southfield, MI 48075

PROPERTY ADDRESS: 3804 29th

**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;
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ate:	2/14/25	Hearing Officer: Angelita M. Martinez
		CERTIFICATE OF SERVICE
I c	ertify that on dressed to the	this date a copy of this Order was served by certified mail, return receipt requested e owner at the owner's address listed above and by posting on the property address.
Da	nte	Signature

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: 12850 Alcoy

BSEED CASE NO: DNG2016-04310

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: EE Properties LLC 2222 W Grand River Rd Ste A Okemos, MI 48864

PROPERTY ADDRESS: 12850 Alcoy HE

**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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ıte:	2/14/25	Hearing Officer: Angelita M. Martinez
		CERTIFICATE OF SERVICE
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Da	ıte	Signature

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: 12533 Barlow

BSEED CASE NO: DNG2010-10483

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: David Clark 12104 Barlow Detroit, MI 48205

PROPERTY ADDRESS: 12533 Barlow 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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ite:	2/14/25	Hearing Officer:	Spacita M. Martinez
		CERTIFICATE	OF SERVICE
			rved by certified mail, return receipt requested above and by posting on the property address.
— Da	nte		Signature

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: 19295 Beaverland

BSEED CASE NO: DNG2025-00197

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: Thomas Chambers 1190 Seward, APT 301 Detroit, MI 48202

**PROPERTY ADDRESS: 19295 Beaverland** 

**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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ite:	2/14/25	Hearing Officer:	Angelita M. Martinez
		CERTIFICATE	OF SERVICE
			erved by certified mail, return receipt requested above and by posting on the property address.
Da	ate		Signature

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: 5536 Burlingame

BSEED CASE NO: DNG2023-02049

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: 11619 Belleterre LLC 535 Griswold St Ste 111-715 Detroit, MI 48226

**PROPERTY ADDRESS: 5536 Burlingame** 

**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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ite:	2/14/25	Hearing Officer:	Angelita M. Thartines
		CERTIFICATE	OF SERVICE
			erved by certified mail, return receipt requested above and by posting on the property address.
_ Da	ate		Signature

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: 7353 Burnette

**BSEED CASE NO:** DNG2014-03055

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: Rajun8 Property Management LLC 7744 Burnette Detroit, MI 48210

PROPERTY ADDRESS: 7353 Burnette 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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te:	2/14/25	Hearing Officer:	
		CERTIFICATE OF SERVICE	
I co	ertify that on this dressed to the ow	date a copy of this Order was served by certified mail, return receipt requested ner at the owner's address listed above and by posting on the property address	ed s.
Da	ute	Signature	

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: 2427 Electric

BSEED CASE NO: DNG2024-01834

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: Break Away From Poverty Foundation 3434 Chene Detroit, MI 48207

PROPERTY ADDRESS: 2427 Electric 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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ate:	2/14/25	Hearing Officer:	Angelita M. Martinez
		CERTIFICATE	OF SERVICE
			rved by certified mail, return receipt requested above and by posting on the property address.
_ Da	ate		Signature

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: 13100 Filbert

BSEED CASE NO: DNG2014-01558

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: Truett, Cleveland F 13100 Filbert St. Detroit, MI 48205-4201

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;
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ate:	2/14/25	Hearing Officer:	Angelita M. Thartines
		CERTIFICATE	OF SERVICE
I c ade	ertify that on this dressed to the ow	date a copy of this Order was sener at the owner's address listed	erved by certified mail, return receipt requested above and by posting on the property address.
Da	nte		Signature

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: 13100 Filbert

BSEED CASE NO: DNG2014-01558

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: Courtney Cowan 14220 Crescent Dr. Detroit, MI 48223

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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te:	2/14/25	Hearing Officer:	Angeleta M. Thartines
		CERTIFICATE	OF SERVICE
			rved by certified mail, return receipt requested above and by posting on the property address.
Da	ate		Signature

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: 2881 E. Grand Blvd

BSEED CASE NO: DNG2011-05392

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: Gajar, Frank H P.O. Box 1309 Kill Devil Hills, NC 27948

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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te:	2/14/25	Hearing Officer:	Angelata 711.4 hartines
		CERTIFICATE	OF SERVICE
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Dat	te		Signature

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: 2881 E. Grand Blvd

BSEED CASE NO: DNG2011-05392

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: Method MJ, LLC 2857 E. Grand Blvd Ste 106 Detroit, MI 48202

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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ate:	2/14/25	Hearing Officer: Angelita M. Martinez
		CERTIFICATE OF SERVICE
		this date a copy of this Order was served by certified mail, return receipt requested owner at the owner's address listed above and by posting on the property address.
Da	ate	Signature

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: 17320 Greeley

**BSEED CASE NO:** DNG2025-00079

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

Telephone No. 313-224-0098

Property Owner & Address:

Sonia Brown

### Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402

12028 Yellowstone St. Detroit, MI 48204 Detroit, MI 48226

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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		CERTIFICATE OF SERVICE	
I c	ertify that on thi dressed to the ov	s date a copy of this Order was served by certified mail, return receipt when at the owner's address listed above and by posting on the property	requested y address.
_ Da	nte	Signature	

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: 11470 Indiana

BSEED CASE NO: DNG2024-01314

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: Alfonso Brewster 11470 Indiana St. Detroit, MI 48204

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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		CERTIFICATE OF SERVICE
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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: 15080 Littlefield

BSEED CASE NO: DNG2025-00202

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: Amazing Auto Sales LLC 18812 Vandyke Detroit, MI 48234

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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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: 6110 E. McNichols

BSEED CASE NO: DNG2012-01166

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: Berry, Lavara B 13447 Gable St Detroit, MI 48212

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:

- 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:	112
		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	

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: 6110 E. McNichols

BSEED CASE NO: DNG2012-01166

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: Ebraham Jumjum 1363 Salina St Dearborn, MI 48120

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:

- (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.

Determine 2/14/25

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.

Date	Signature	

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:** 9216 Melville

**BSEED CASE NO:** DNG2010-16494

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

Telephone No. 313-224-0098

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#### Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402

Detroit, MI 48226

Property Owner & Address: George Barajas 9216 Melville St. Detroit MI, 48209

**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:** 

- (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
- (3) the condition of the building or structure is not and cannot be properly maintained

ate:	2/14/25	Hearing Officer:	Angelota 71. Thartinez
		CERTIFICAT	E OF SERVICE
I c	ertify that on dressed to the	this date a copy of this Order was se owner at the owner's address listed	erved by certified mail, return receipt requested above and by posting on the property address.
Da	ite		Signature

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: 2929 Northwestern

BSEED CASE NO: DNG2010-21156

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

Telephone No. 313-224-0098

#### Department:

Date

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 Property Owner & Address: Tommy Smith 5535 Newport St. Detroit, MI 48213

**PROPERTY ADDRESS: 2929 Northwestern** 

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

Signature

## 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:

- 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

Date:	2/14/25	Hearing Officer:
		CERTIFICATE OF SERVICE
I c	ertify that on this dressed to the ow	date a copy of this Order was served by certified mail, return receipt requested the at the owner's address listed above and by posting on the property address.

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: 1222 Patricia

BSEED CASE NO: DNG2025-00157

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

Telephone No. 313-224-0098

A.d. LM Man Idina

#### Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 Property Owner & Address: Nisha D Wilson 15080 Steel Detroit, MI 48227

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

ıte:	2/14/25	Hearing Officer:	Spacetal 71.7 haveing
		CERTIFICATE	OF SERVICE
I co	ertify that on the	is date a copy of this Order was ser wner at the owner's address listed a	ved by certified mail, return receipt requested bove and by posting on the property address.
 Da	ite		Signature

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: 12821 Schaefer

BSEED CASE NO: DNG2025-00148

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: Diversified Scrap Metal LLC 6050 Schaefer Dearborn, MI 48126

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

ıte:	2/14/25	Hearing Officer: Angelita M. Martinez,	
		CERTIFICATE OF SERVICE	
I c	ertify that on the dressed to the d	s date a copy of this Order was served by certified mail, return receipt request oner at the owner's address listed above and by posting on the property address	ed ss.
Da	nte	Signature	

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: 12707 Strathmoor

BSEED CASE NO: DNG2024-02167

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: Castaway Cay LLC 301 Thelma Drive #501 Casper, WY 82609

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
		CEDIMENS AND OF CEDIMEN

## CERTIFICATE OF SERVICE

	Order was served by certified mail, return receipt requested address listed above and by posting on the property address.
Date	Signature

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: 19393 Syracuse

BSEED CASE NO: DNG2010-01111

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: Jose Calidonio-Rivera 3469 Andrew Ct, Apt 202 Laurel, MD 20724

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:

- (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

te:	2/14/25	Hearing Officer:	Angelita M. Martinez
		CERTIFICAT	E OF SERVICE
			served by certified mail, return receipt requested d above and by posting on the property address.
Da	ate		Signature

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: 13323 Tacoma

BSEED CASE NO: DNG2010-06736

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: Detroit Land Bank Authority 500 Griswold St. Ste 1200 Detroit, MI 48226

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:

- (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

ate:	2/14/25	Hearing Officer: Spraulita M. Martines
		CERTIFICATE OF SERVICE
I c	ertify that on thi dressed to the ov	s date a copy of this Order was served by certified mail, return receipt requested wner at the owner's address listed above and by posting on the property address.
Da	ate	Signature

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: 13323 Tacoma

BSEED CASE NO: DNG2010-06736

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: Females In Real Estate LLC 41811 Chalet Dr. Novi, MI 48377

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:

- 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

te:	2/14/25	Hearing Officer: Myllita M. Martines
		CERTIFICATE OF SERVICE
		n this date a copy of this Order was served by certified mail, return receipt requested ne owner at the owner's address listed above and by posting on the property address.
Da	ıte	Signature

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:** 12870 Terry

BSEED CASE NO: DNG2025-00082

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: Sneeden Jr & Ollie Mouzon 12870 Terry Detroit, MI 48227

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:

- 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
		CERMINICA EL OLI CERMINICA

# 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	

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: 2951 Webb

BSEED CASE NO: DNG2014-07792

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: Becoming A Better Me 2264 Stieber St. Westland, MI 48186

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

ıte:	2/14/25	Hearing Officer: Machines .
		CERTIFICATE OF SERVICE
I c	ertify that on the dressed to the d	s date a copy of this Order was served by certified mail, return receipt requested when at the owner's address listed above and by posting on the property address.
Da	ate	Signature

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: 12436 Westphalia

BSEED, CASE NO: DNG2014-01712

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: City of Detroit P&D D 65 Cadilliac Sq. Detroit, MI 48226

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

ıte:	2/14/25	Hearing Officer:	Angelita M. Martinez
		CERTIFICATE	OF SERVICE
I c	ertify that on this d dressed to the owne	ate a copy of this Order was ser er at the owner's address listed	rved by certified mail, return receipt requested above and by posting on the property address.
— Da	ıte		Signature

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: 12436 Westphalia

**BSEED CASE NO: DNG2014-01712** 

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: Daniel Myers 13059 Wilfred Detroit, M 48213

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

Date:	2/14/25	Hearing Officer:	Angelita M. Martinez
		CERTIFICATE	OF SERVICE
I c	ertify that on thi dressed to the ov	is date a copy of this Order was ser wner at the owner's address listed	eved by certified mail, return receipt requested above and by posting on the property address.
Da	nte		Signature

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: 1630 E. State Fair

BSEED CASE NO: DNG2024-02132

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: Michign Real Token IV LLC 114 Leicester Court Detroit, MI 48331-48202

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:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
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ate:	2/14/25	Hearing Officer:	Angelita M. Thartines
		CERTIFICATE	E OF SERVICE
I ce ado	ertify that on this dressed to the own	date a copy of this Order was sener at the owner's address listed	erved by certified mail, return receipt requested above and by posting on the property address.
Da	te		Signature

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: 17130 Westphalia

BSEED CASE NO: DNG2014-06671

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: Terrell Dinkins 8070 Dale Centerline, MI 48105

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
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ate: 2/14/25	Hearing Officer: Myclitta 11. Thartines
	CERTIFICATE OF SERVICE
I certify that on addressed to the	is date a copy of this Order was served by certified mail, return receipt requested wner at the owner's address listed above and by posting on the property address.
Date	Signature

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: 17130 Westphalia

BSEED CASE NO: DNG2014-06671

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: Smis, Hanna 17130 Westphalia St. Detroit, MI 48226

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;
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ate:	2/14/25	Hearing Officer:	Angelita M. Martinez
		CERTIFICATE	OF SERVICE
I c	ertify that on th dressed to the o	nis date a copy of this Order was se owner at the owner's address listed	rved by certified mail, return receipt requested above and by posting on the property address.
Da	ate		Signature

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: 17130 Westphalia

BSEED CASE NO: DNG2014-06671

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: Planning and Development Dept 65 Cadilliac Sq 1100 Detroit, MI 48226

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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ıte:	2/14/25	Hearing Officer:	Singelata 71. Thartines
		CERTIFICAT	E OF SERVICE
I co	ertify that on this dressed to the ow	date a copy of this Order was somer at the owner's address listed	erved by certified mail, return receipt requested above and by posting on the property address.
Da	ite		Signature

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: 15746 Woodingham

BSEED CASE NO: DNG2012-02309

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: Detroit Land Bank Authority 500 Griswold Ste 1200 Detroit, MI 48226

PROPERTY ADDRESS: 15746 Woodingham

**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

te:	2/14/25	Hearing Officer:	Angeleta 71. Thartines
		CERTIFICATE	OF SERVICE
I co	ertify that on this dressed to the ow	date a copy of this Order was se oner at the owner's address listed	above and by posting on the property address.
Da	ıte		Signature

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: 15746 Woodingham

BSEED CASE NO: DNG2012-02309

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: William Bright Jr. 4223 S. Victoria Ave View Park, CA 90008

PROPERTY ADDRESS: 15746 Woodingham

**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

ate:	2/14/25	Hearing Officer:	Angelita 11). Martinez
		CERTIFICATE	OF SERVICE
I c	ertify that on this dressed to the ow	date a copy of this Order was sener at the owner's address listed	rved by certified mail, return receipt requested above and by posting on the property address.
Da	ıte		Signature