

Date: March 17th, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for March 14th, 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 March 14th, 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: 17586 GABLE

BSEED CASE NO: DNG2025-00311

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:

HLIMAH ALMULAIKI 7633 MILLER DETROIT, MI 48213

PROPERTY ADDRESS: 17586 GABLE HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

te:	MARCH 14, 2025	Hearing Officer: Seth R. Drufe III
		CERTIFICATE OF SERVICE
		y of this Order was served by certified mail, return receipt requested wner's address listed 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: 18644 HICKORY

BSEED CASE NO: DNG2010-05259

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:

SONJA ALLEN 15668 FAIRMOUNT DETROIT, MI 48205

PROPERTY ADDRESS: 18644 HICKORY HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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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:	MARCH 14, 2025	Hearing Officer:	Seth	R.	Do	ple III	
- 4.01	Wilder 11, 2023	ricaring Officer.	,200			9	

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by certified mail, return receipt addressed to the owner at the owner's address listed above and by posting on the propert						
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: 12883 TERRY

BSEED CASE NO: DNG2025-00080

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:

ANITA DURR 600 CHANDLER DETROIT, MI 48202

PROPERTY ADDRESS: 12883 TERRY HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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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: 2176 ALGONQUIN

BSEED CASE NO: DNG2014-08286

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:

IKE T INVESTMENTS 38780 LANSE CREUSE HARRISON TOWNSHIP, MI 48045

PROPERTY ADDRESS: 2176 ALGONQUIN

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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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: 4379 ALGONQUIN

BSEED CASE NO: DNG2025-00383

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:

JOHNNIE HILL 423 EVANS MILL DR DALLAS, GA 30157

PROPERTY ADDRESS: 4379 ALGONQUIN

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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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: 6624 BARTON

BSEED CASE NO: DNG2018-03201

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:

IZBA LLC 2046 ST JOHN AVE HIGHLAND PARK, IL 60035

PROPERTY ADDRESS: 6624 BARTON

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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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: 8268 BRENTWOOD

BSEED CASE NO: DNG2025-00345

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:

WILLIS HALL 42797 SADIE LN BELLEVILLE, MI 48111

PROPERTY ADDRESS: 8268 BRENTWOOD

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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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: 4713 CRANE

BSEED CASE NO: DNG2018-00624

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:

TELA PATTERSON 1357 MANISTIQUE DETROIT, MI 48215

PROPERTY ADDRESS: 4713 CRANE

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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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: 5037 CRANE

BSEED CASE NO: DNG2016-04483

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

Telephone No. 313-224-0098

Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226

Property Owner & Address:

MICHAEL COLEMAN 14551 GRIGGS ST, APT 2 DETROIT, MI 48238

PROPERTY ADDRESS: 5037 CRANE

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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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: 5239 CRANE

BSEED CASE NO: DNG2024-01065

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:

SHARON & ARDINE CANNON 5239 CRANE DETROIT, MI 48213

PROPERTY ADDRESS: 5239 CRANE

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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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: 5239 CRANE

BSEED CASE NO: DNG2024-01065

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:

ELIAS CANNON 5239 CRANE DETROIT, MI 48213

PROPERTY ADDRESS: 5239 CRANE

HEARING DATE: MARCH 14, 2025

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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: 5970 CRANE

BSEED CASE NO: DNG2016-04522

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, SUITE 1200 DETROIT, MI 48226

PROPERTY ADDRESS: 5970 CRANE

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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		CERTIFICATE OF SERVICE	,
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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: 5970 CRANE

BSEED CASE NO: DNG2016-04522

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:

CHRISTIAN OWENS 6558 HELEN ST DETROIT, MI 48211

PROPERTY ADDRESS: 5970 CRANE

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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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: 6031 CRANE

BSEED CASE NO: DNG2024-00689

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:

1ST SQUARE REALTOR 30835 W 10 MILE RD FARMINGTON HILLS, MI 48336

PROPERTY ADDRESS: 6031 CRANE

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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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: 4900 DAILEY

BSEED CASE NO: DNG2015-04112

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, SUITE 1200 DETROIT, MI 48226

PROPERTY ADDRESS: 4900 DAILEY

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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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: 4900 DAILEY

BSEED CASE NO: DNG2015-04112

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:

MARIO WILLIAMS 4900 DAILEY DETROIT, MI 48204

PROPERTY ADDRESS: 4900 DAILEY

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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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: 13907 EASTWOOD

BSEED CASE NO: DNG2018-00387

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 AUHTORITY 500 GRISWOLD ST, SUITE 1200 DETROIT, MI 48226

PROPERTY ADDRESS: 13907 EASTWOOD

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 13907 EASTWOOD

BSEED CASE NO: DNG2018-00387

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:

STARMIKQUA DAVIS 5224 JOSEPH CAMPAU ST DETROIT, MI 48211

PROPERTY ADDRESS: 13907 EASTWOOD

HEARING DATE: MARCH 14, 2025

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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: 14910 FAIRMOUNT

BSEED CASE NO: DNG2025-00310

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:

MICHIGAN ASSETS HOLDINGS & MANAGEMENT LLC 4166 LAPEER RD BURTON MI 48509

PROPERTY ADDRESS: 14910 FAIRMOUNT

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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ite:	MARCH 14, 2025	Hearing Officer:	Sett R. Doyle III
		CERTIFICATE (DF SERVICE
			yed 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: 14104 FORDHAM

BSEED CASE NO: DNG2018-01170

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:

ADD PRO INVESTMENTS LLC 8 THE GREEN SUITE A DOVER, DE 19901

PROPERTY ADDRESS: 14104 FORDHAM

HEARING DATE: MARCH 14,2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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te:	MARCH 14, 2025	Hearing Officer: _ CERTIFICATE	Seth R. Doyle III
I c ad	ertify that on this date a codressed to the owner at the	opy of this Order was ser e owner's address listed a	ved 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: 9381 MARIETTA

BSEED CASE NO: DNG2025-00387

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:

NASHA MANDISA DOLLY MISTY TRUST 1950 W CORPORATE WAY #13041 ANAHEUM, CA 92801

PROPERTY ADDRESS: 9381 MARIETTA

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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te:	MARCH 14, 2025	Hearing Officer: Settl R. Doyle III
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		by of this Order was served by certified mail, return receipt requested 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: 2245 MCCLELLAN

BSEED CASE NO: DNG2024-00267

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:

BLACK ATWATER LLC 4800 COLLINS RD #21096 LANSING, MI 48909

PROPERTY ADDRESS: 2245 MCCLELLAN

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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te:	MARCH 14, 2025	Hearing Officer:	Seth R. Doyle III
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			yed by certified mail, return receipt requested bove 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: 10300 ORANGELAWN

BSEED CASE NO: DNG2010-37254

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: 10300 ORANGELAWN

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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ate:	MARCH 14, 2025	Hearing Officer:	Seth R. Doyle III
		CERTIFICATE O	OF SERVICE
I c ad	ertify that on this date a codressed to the owner at the	opy of this Order was serve e owner's address listed al	red by certified mail, return receipt requested bove 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: 10300 ORANGELAWN

BSEED CASE NO: DNG2010-37254

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:

CHUCKWUNWIKE USO 8480 PENROD DETROIT, MI 48228

PROPERTY ADDRESS: 10300 ORANGELAWN

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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ie:	MARCH 14, 2025	Hearing Officer:	Seth R. Doyle III
		CERTIFICATE (OF SERVICE
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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: 10421 ORANGELAWN

BSEED CASE NO: DNG2024-01429

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:

ST JOHN REDEMPTION MISSION 50 OAKMAN HIGHLAND PARK, MI 48203

PROPERTY ADDRESS: 10421 ORANGELAWN

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

IT IS HEREBY ORDERED that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

	5	Hearing Officer: Seth R. Works III	
Date:	MARCH 14, 2025	Hearing Officer:	
		CERTIFICATE OF SERVICE	
		y of this Order was served by certified mail, return receipt requested owner's address listed above and by posting on the property address.	

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: 18470 WESTMORELAND

BSEED CASE NO: DNG2014-08832

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:

ROYAL LAKE CAPITAL LLC 7520 NW 104TH AVE, SUITE A 103/140 DORAL, FL 33178

PROPERTY ADDRESS: 18470 WESTMORELAND

HEARING DATE: MARCH 14,

2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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ite:	MARCH 14, 2025	Hearing Officer: Sette R. Dougle	7//
		CERTIFICATE OF SERVICE	
I c	ertify that on this date a co dressed to the owner at the	py of this Order was served by certified mail, return recowner's address listed above and by posting on the pro-	ceipt requested operty 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: 15322 WHITCOMB

BSEED CASE NO: DNG2025-00375

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:

GLORIA GRAYDON 15322 WHITCOMB DETROIT, MI 48227

PROPERTY ADDRESS: 15322 WHITCOMB

HEARING DATE: MARCH 14, 2015

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:	MARCH 14, 2015	Hearing Officer:	Seth R. Dougle III
		CERTIFICATE	OF SERVICE
I c	eertify that on this date a coldressed to the owner at the	opy of this Order was so e 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: 3797 WHITNEY

BSEED CASE NO: DNG2023-01745

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:

AYATULLAH MUHAMMAD 15654 LEXINGTON REDFORD, MI 48239

PROPERTY ADDRESS: 3797 WHITNEY

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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ate:	MARCH 14, 2025	Hearing Officer: Sets R. Doyle TI	
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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: **19516 WINTHROP**

BSEED CASE NO: DNG2018-03385

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:

NAOMI HILL 19516 WINTHROP ST DETROIT, MI 48235-2032

PROPERTY ADDRESS: 19516 WINTHROP

Date:

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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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: 19516 WINTHROP

BSEED CASE NO: DNG2018-03385

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:

TYRONE D DUNN 19516 WINTHROP DETROI, MI 48235

PROPERTY ADDRESS: 19516 WINTHROP

HEARING DATE: MARCH 14, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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