



Date: April 11th, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for April 11th, 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 April 11th, 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).

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 18910 Teppert</p> <p>BSEED CASE NO: DNG2025-00164</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Bruce Lemar Jones 19374 Beland Detroit, MI 48234</p>

PROPERTY ADDRESS:18910 Teppert

HEARING DATE:04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 18910 Teppert</p> <p>BSEED CASE NO: DNG2025-00164</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Super Homes Investment LLC (Paris Malone) 16909 Rosewood Detroit, MI 48224</p>

PROPERTY ADDRESS:18910 Teppert

HEARING DATE:04/11/2025

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

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Jones, Super Home Investment ET AL 18910 Teppert Detroit, MI 48234</p>

PROPERTY ADDRESS:18910 Teppert

HEARING DATE:04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Hearing Officer: _____

Tim L. Hayward

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<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 9330 Woodside</p> <p>BSEED CASE NO: DNG2014-09086</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Joslyn Hampton 9330 Woodside St Detroit, MI 48204</p>
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PROPERTY ADDRESS:9330 Woodside

HEARING DATE:04/11/2025

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

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Joslyn Hampton 15018 Plainway Romulus, MI 48174</p>

PROPERTY ADDRESS:9330 Woodside

HEARING DATE:04/11/2025

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

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Ocwen Loan Servicing LLC C/O Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell, TX 75019</p>
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PROPERTY ADDRESS: 3805 31st

HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Hearing Officer: _____



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<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3805 31st</p> <p>BSEED CASE NO: DNG2024-01852</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Crystal Dingle 3805 31st Street Detroit, MI 48210</p>
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PROPERTY ADDRESS: 3805 31st

HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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Date: 04/11/2025

Hearing Officer: _____



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<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 20009 Andover</p> <p>BSEED CASE NO: DNG2010-02524</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Detroit Land Bank Authority 500 Griswold Suite 1200 Detroit, MI 48226</p>
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PROPERTY ADDRESS: 20009 Andover HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: 04/11/2025

Hearing Officer: _____

Tim L. Baywood

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

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Etiol Ellis 2491 Highland St Detroit, MI 48206</p>
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PROPERTY ADDRESS:20009 Andover HEARING DATE:04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 20009 Andover</p> <p>BSEED CASE NO: DNG2010-02524</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Wayne County Treasurer 400 Monroe St 5th Floor Detroit, MI 48226</p>
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PROPERTY ADDRESS:20009 Andover HEARING DATE:04/11/2025

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

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Antjuan & Dennis Simmons 2546 Baldwin Detroit, MI 48214</p>
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PROPERTY ADDRESS: 2546 Baldwin HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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Date: 04/11/2025

Hearing Officer: _____

Tim L. Hayward

CERTIFICATE OF SERVICE

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Date

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<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5222 Canton</p> <p>BSEED CASE NO: DNG2018-01361</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Diana Becerra & Joshua Samter 5222 Canton St Detroit, MI 48211</p>
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PROPERTY ADDRESS:5222 Canton HEARING DATE:04/11/2025

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

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Sanogo Siriki 966 Smith Ave Birmingham, MI 48009</p>
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PROPERTY ADDRESS:12667 Cloverlawn

HEARING DATE:04/11/2025

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

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Ray's Experts LLC, Raileel L Hicks 25900 Greenfield Rd Ste 350 Oak Park, MI 482044</p>
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PROPERTY ADDRESS:8846 Fenkell HEARING DATE:04/11/2025

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

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Saeed Sharif 19251 Stanley Ave Melvindale, MI 48122</p>
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PROPERTY ADDRESS: 2530 Glendale HEARING DATE: 04/11/2025

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

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Detroit Land Bank Authority 500 Griswold Ste 1200 Detroit, MI 48226</p>
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PROPERTY ADDRESS: 2530 Glendale HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

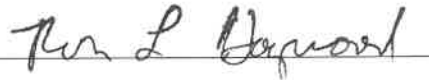
On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven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

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

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

Date: 04/11/2025

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 13644 Glenwood</p> <p>BSEED CASE NO: DNG2017-01538</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Zayla M Estell 6780 Mayfair Taylor, MI 48180</p>

PROPERTY ADDRESS:13644 Glenwood HEARING DATE:04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 13644 Glenwood</p> <p>BSEED CASE NO: DNG2017-01538</p>
--	---	---

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

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Wayne County Treasurer 400 Monroe St 5th Floor Detroit, MI 48226</p>
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PROPERTY ADDRESS: 13644 Glenwood HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____

Tim L. Hayward

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 19160 Huntington</p> <p>BSEED CASE NO: DNG2021-01296</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Sanford Fields 19171 Huntington Detroit, MI 48219</p>
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PROPERTY ADDRESS: 19160 Huntington

HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 19160 Huntington</p> <p>BSEED CASE NO: DNG2021-01296</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Anderson Estates & Sales Inc 19160 Huntington Rd Detroit, MI 48219</p>
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PROPERTY ADDRESS: 19160 Huntington

HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____

For L. Hayward

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3370 Illinois</p> <p>BSEED CASE NO: DNG2024-02110</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Abdoulie Jatta 15005 Fairmount Detroit, MI 48205</p>
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PROPERTY ADDRESS: 3370 Illinois **HEARING DATE:** 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3370 Illinois</p> <p>BSEED CASE NO: DNG2024-02110</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Wayne County Treasurer 400 Monroe St 5th Floor Detroit, MI 48226</p>
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PROPERTY ADDRESS:3370 Illinois **HEARING DATE:**04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer: _____

Ron L. Hayward

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 12001 Indiana</p> <p>BSEED CASE NO: DNG2014-08961</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Sydney Hutcherson 11988 Indiana Detroit, MI 48204</p>
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PROPERTY ADDRESS:12001 Indiana HEARING DATE:04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer: _____

Ken L. Hayward

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5379 Joy</p> <p>BSEED CASE NO: DNG2024-02008</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Karl Henderson 5381 Joy Rd Detroit, MI 48204</p>
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PROPERTY ADDRESS: 5379 Joy

HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____

[Handwritten Signature]

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 12685 Kentucky</p> <p>BSEED CASE NO: DNG2024-02028</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Mattie Wilcox 16910 Grandview Cir Apt 104 Detroit, MI 48228</p>

PROPERTY ADDRESS: 12685 Kentucky HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____

Ken L. Dagnard

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

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 14391 Lappin</p> <p>BSEED CASE NO: DNG2016-04850</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Germania Taveras- Hernandez 11651 N Martindale St Detroit, MI 48204</p>
--

PROPERTY ADDRESS: 14391 Lappin HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 14391 Lappin</p> <p>BSEED CASE NO: DNG2016-04850</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Detroit Land Bank Authority 500 Griswold Ste 1200 Detroit, MI 48226</p>

PROPERTY ADDRESS:14391 Lappin **HEARING DATE:**04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer: _____

Ken L. Hayward

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 1438 Liebold</p> <p>BSEED CASE NO: DNG2024-02019</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Break Away From Poverty Foundation 3434 Chene Detroit, MI 48207</p>
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PROPERTY ADDRESS: 1438 Liebold HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 1621 Liebold</p> <p>BSEED CASE NO: DNG2018-00557</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Marathon Petroleum LP 539 S Main St Findlay, OH 45840</p>
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PROPERTY ADDRESS: 1621 Liebold HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____

Tom L. Hayward

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 1671 Liebold</p> <p>BSEED CASE NO: DNG2024-02020</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Marathon Petroleum Company LP 530 S Main St Findlay, OH 45840</p>

PROPERTY ADDRESS: 1671 Liebold HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 15873 Manor</p> <p>BSEED CASE NO: DNG2024-01358</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Tequita West 15873 Manor Detroit, MI 48221</p>

PROPERTY ADDRESS:15873 Manor HEARING DATE:04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer: _____

Per L. Hayward

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 19373 Mansfield</p> <p>BSEED CASE NO: DNG2010-26954</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Narshay Wright 8214 Honeytree Blvd Canton, MI 48187</p>
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PROPERTY ADDRESS:19373 Mansfield HEARING DATE:04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer:



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3834 Newport</p> <p>BSEED CASE NO: DNG2010-14630</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Brandon Henderson 15729 Marlowe Detroit, MI 48227</p>
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PROPERTY ADDRESS: 3834 Newport HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3834 Newport</p> <p>BSEED CASE NO: DNG2010-14630</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Brandon Henderson 3834 Newport Detroit, MI 48215</p>
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PROPERTY ADDRESS: 3834 Newport HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____

Tim L. Hayward

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3834 Newport</p> <p>BSEED CASE NO: DNG2010-14630</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Rocket Mortgage LLC 1050 Woodward Ave Detroit, MI 48226</p>

PROPERTY ADDRESS:3834 Newport HEARING DATE:04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer: _____

Tim L. Hayward

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

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 4638 Oregon</p> <p>BSEED CASE NO: DNG2024-01990</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Kyo Soon Ku 10786 Grand River Ave Detroit, MI 48204</p>
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PROPERTY ADDRESS: 4638 Oregon HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 19444 Packard</p> <p>BSEED CASE NO: DNG2024-01996</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Coci investment LLC 607 Shelby St #900 Detroit, MI 48226</p>
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PROPERTY ADDRESS:19444 Packard HEARING DATE:04/11/2025

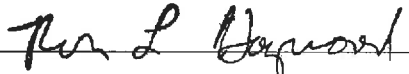
HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 9663 Sorrento</p> <p>BSEED CASE NO: DNG2023-01610</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Ferien LLC 8039 Lane Detroit, MI 48209</p>
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PROPERTY ADDRESS: 9663 Sorrento HEARING DATE: 04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: 04/11/2025

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5260 Spokane</p> <p>BSEED CASE NO: DNG2010-18670</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>

<p>Property Owner & Address: Adayjah Austin 408 S Metclaf St Lima, OH 45801</p>
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PROPERTY ADDRESS:5260 Spokane HEARING DATE:04/11/2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:04/11/2025

Hearing Officer:



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 15825 Cheyenne</p> <p>BSEED CASE NO: DNG2014-05141</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: Janeth & James Chuman 22756 Shadowpine Novi, MI 48375</p>
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PROPERTY ADDRESS: 15825 Cheyenne

HEARING DATE: 4/11/2025


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

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

Date: 4/11/2025

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date

Signature