



Date: May 20th, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for May 16th, 2025

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The Department of Appeals and Hearings (DAH) has filed the findings and demolition orders of the Hearing Officer for the Dangerous Buildings hearings held on May 16th, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>7702 AMERICAN</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2024-02057</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>KARITA BELL</b>  <b>7702 AMERICAN</b>  <b>DETROIT, MI 48210</b></p>
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**PROPERTY ADDRESS: 7702 AMERICAN**


**HEARING DATE: MAY 16TH, 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: MAY 16TH, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>19935 ASHTON</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2025-00545</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>NATHAN SHAW</b>  <b>21871 PARKLANE ST</b>  <b>OAK PARK, MI 48237</b></p>
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**PROPERTY ADDRESS: 19935 ASHTON**

**HEARING DATE: MAY 16TH, 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><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b></p> <p><b>AYANNA LONG</b>  <b>20160 HARTWELL</b>  <b>DETROIT, MI 48235</b></p>
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**PROPERTY ADDRESS: 5503 BARHAM HEARING DATE: MAY 16TH, 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><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>    <b>AB DETROIT REAL ESTATE LLC</b>  <b>854 CADIEUX RD</b>  <b>GROSSE POINTE, MI 48230</b></p>
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**PROPERTY ADDRESS: 4693 BEDFORD**

**HEARING DATE: MAY 16TH, 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><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  <b>TKZ PROPERTIES LLC</b>  <b>18670 BLOOM</b>  DETROIT, MI 48234</p>
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**PROPERTY ADDRESS: 18010 BUFFALO**

**HEARING DATE: MAY 16TH, 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><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  <b>JARROD JOHNSON</b>  <b>22725 GREATER MACK AVE, STE 301B UNIT 179</b>  <b>ST. CLAIR SHORES, MI 48080</b></p>
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**PROPERTY ADDRESS: 18010 BUFFALO**


**HEARING DATE: MAY 16TH, 2025**

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

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>    <b>DETROIT LAND BANK</b>  <b>500 GRISWOLD ST, STE 1200</b>  <b>DETROIT, MI 48226</b></p>
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**PROPERTY ADDRESS: 15876 BURT RD**

**HEARING DATE: MAY 16TH, 2025**

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

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Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>THOMAS EPPERSO</b>  <b>18822 BEECH DALY</b>  <b>REDFORD, MI 48240</b></p>
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**PROPERTY ADDRESS: 15876 BURT RD**

**HEARING DATE: MAY 16TH, 2025**

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

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>MARGARET SHINE</b>  <b>ROUTE 1, BOX 178</b>  <b>HAYNESVILLE, AL 36040</b></p>
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**PROPERTY ADDRESS: 1731 BUTTERNUT      HEARING DATE: MAY 16TH, 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><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>    <b>SCOTT A WILLIAMS</b>  <b>19344 CAMERON ST</b>  <b>DETROIT, MI 48203</b></p>
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**PROPERTY ADDRESS: 19344 CAMERON**


**HEARING DATE: MAY 16TH, 2025**

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

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>    <b>SHELLEY FOUNTAIN</b>  <b>12790 PRIMROSE LN, APT 103</b>  <b>EDEN PRAIRIE, MN 55344</b></p>
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**PROPERTY ADDRESS: 8147 CENTRAL**

**HEARING DATE: MAY 16TH, 2025**

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

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<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>INDIA SMITH</b>  <b>18997 CHAPEL</b>  <b>DETROIT, MI 48219</b></p>
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**PROPERTY ADDRESS: 18997 CHAPEL HEARING DATE: MAY 16TH, 2025**

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Date: MAY 16TH, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>9876 CHENLOT</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2022-00695</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b></p> <p><b>GINO SOLOMON</b>  <b>17151 ARCHDALE</b>  <b>DETROIT, MI 48235</b></p>
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**PROPERTY ADDRESS: 9876 CHENLOT**

**HEARING DATE: MAY 16TH, 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: MAY 16TH, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>14327 FREELAND</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2025-00685</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>    <b>CARL O BRISSETT</b>  <b>14327 FREELAND ST</b>  <b>DETROIT, MI 48227</b></p>
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**PROPERTY ADDRESS: 14327 FREELAND**

**HEARING DATE: MAY 16TH, 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: MAY 16TH, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>527 HOLBROOK</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2018-03455</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>DAVITA J. SAMPSON</b>  <b>29205 LUND AVE, APT 17</b>  <b>WARREN, MI 48093</b></p>
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**PROPERTY ADDRESS: 527 HOLBROOK**

**HEARING DATE: MAY 16TH, 2025**

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

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

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

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

Date: MAY 16TH, 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.

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Date

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Signature



<p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b> <b>13620 MONTROSE</b></p> <p><b>BSEED CASE NO:</b> <b>DNG2025-00692</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b>  <b>TIFFANY A. FIELDS</b> <b>30543 SHOREHAM DR</b> <b>SOUTHFIELD, MI 48076</b></p>
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**PROPERTY ADDRESS: 13620 MONTROSE      HEARING DATE: MAY 16TH, 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: MAY 16TH, 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.

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Date

\_\_\_\_\_  
Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>11449 MOUND</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2016-03052</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p><b>Property Owner &amp; Address:</b>    <b>JAMIA ISLAMIA DARUL-ULLOM DETROIT</b>  <b>5685 CANIFF ST</b>  <b>DETROIT, MI 48212</b></p>
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**PROPERTY ADDRESS: 11449 MOUND HEARING DATE: MAY 16TH, 2025**

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

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

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

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

Date: MAY 16TH, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT  AND ORDER OF  HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  11449 MOUND</p> <p><b>BSEED CASE NO:</b>  DNG2016-03052</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p><b>Property Owner &amp; Address:</b>    <b>JAMIA ISLAMIA DARUL-ULLOM DETROIT</b>  <b>5679 CANIFF ST.</b>  <b>DETROIT, MI 48212</b></p>
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**PROPERTY ADDRESS: 11449 MOUND HEARING DATE: MAY 16TH, 2025**

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

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

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

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

Date: MAY 16TH, 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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b> <b>13500 PENROD</b></p> <p><b>BSEED CASE NO:</b> <b>DNG2024-01616</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>DAVID BUFORD</b> <b>13500 PENROD</b> <b>DETROIT, MI 48223</b></p>
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**PROPERTY ADDRESS: 13500 PENROD**

**HEARING DATE: MAY 16TH, 2025**

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

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

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

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

Date: MAY 16TH, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>8057 PRESSLER</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2012-04488</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>MOHEEB ALHADY</b>  <b>2284 HEWITT ST</b>  <b>HAMTRAMCK, MI 48212</b></p>
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**PROPERTY ADDRESS: 8057 PRESSLER**

**HEARING DATE: MAY 16TH, 2025**

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

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

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

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

Date: MAY 16TH, 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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b> <b>15726 PRINCETON</b></p> <p><b>BSEED CASE NO:</b> <b>DNG2015-04378</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b>  <b>WADE MANAGEMENT SERVICES, INC</b> <b>327 AZINCOURT LN</b> <b>KISSIMMEE FL, 34759</b></p>
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**PROPERTY ADDRESS: 15726 PRINCETON      HEARING DATE: MAY 16TH, 2025**

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

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

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

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

Date: MAY 16TH, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>7528 SARENA</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2025-00723</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b>  <b>ZIKRA ALMARAI</b>  <b>2344 ANDRUS</b>  <b>DETROIT, MI 48212</b></p>
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**PROPERTY ADDRESS: 7528 SARENA HEARING DATE: MAY 16TH, 2025**

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

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

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

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

Date: MAY 16TH, 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.

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Date

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Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>16203 E SEVEN MILE</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2024-02060</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b>  <b>SUPERIOR FINANCIAL INVESTMENTS II LLC</b>  <b>14900 WILSHIRE</b>  <b>DETROIT, MI 48213</b></p>
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**PROPERTY ADDRESS: 16203 E SEVEN MILE HEARING DATE: MAY 16TH, 2025**

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

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

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

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

Date: MAY 16TH, 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.

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Date

\_\_\_\_\_  
Signature



<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>16219 E SEVEN MILE</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2015-01541</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>    <b>DETROIT LAND BANK</b>  <b>500 GRISWOLD, STE 1200</b>  <b>DETROIT, MI 48226</b></p>
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**PROPERTY ADDRESS: 16219 E SEVEN MILE HEARING DATE: MAY 16TH, 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
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**IT IS HEREBY ORDERED** that it shall be recommended to the Detroit City Council that this dangerous building be DEMOLISHED.

Date: MAY 16TH, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>16219 E SEVEN MILE</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2015-01541</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b></p> <p><b>ROY PRIDE II</b>  <b>20219 FENMORE</b>  DETROIT, MI 48235</p>
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**PROPERTY ADDRESS: 16219 E SEVEN MILE HEARING DATE: MAY 16TH, 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: MAY 16TH, 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.

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Date

\_\_\_\_\_  
Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>18060 SUNSET</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2024-01628</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p><b>Property Owner &amp; Address:</b>    <b>EDWARD W HALL AND MARY JANE HALL</b>  <b>18060 SUNSET</b>  <b>DETROIT, MI 48234</b></p>
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**PROPERTY ADDRESS: 18060 SUNSET HEARING DATE: MAY 16TH, 2025**

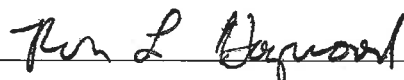
### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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

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

Date: MAY 16TH, 2025

Hearing Officer: 

### **CERTIFICATE OF SERVICE**

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Date

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Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>13976 SUSSEX</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2025-00188</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>    <b>OTAIN, LLC</b>  <b>500 GRISWOLD, STE 2420</b>  <b>DETROIT, MI 48226</b></p>
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**PROPERTY ADDRESS: 13976 SUSSEX HEARING DATE: MAY 16TH, 2025**

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

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

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

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

Date: MAY 16TH, 2025

Hearing Officer: 

### **CERTIFICATE OF SERVICE**

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Date

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Signature

<p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b> <b>8150 TRAVERSE</b></p> <p><b>BSEED CASE NO:</b> <b>DNG2025-00696</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>JASON S PRICE</b> <b>14947 E. STATE FAIR</b> <b>DETROIT, MI 48205</b></p>
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**PROPERTY ADDRESS: 8150 TRAVERSE**


**HEARING DATE: MAY 16TH, 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: MAY 16TH, 2025                      Hearing Officer: 

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Date

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

Telephone No. 313-224-0098

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

<p><b>Property Owner &amp; Address:</b>    <b>PHILLIP BRYANT</b>  <b>17416 VERONIC AVE</b>  <b>EASTPOINTE, MI 48021</b></p>
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**PROPERTY ADDRESS: 4033 TUXEDO HEARING DATE: MAY 16TH, 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

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

Date: MAY 16TH, 2025

Hearing Officer: 

### **CERTIFICATE OF SERVICE**

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Date

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Signature

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

Telephone No. 313-224-0098

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

<p><b>Property Owner &amp; Address:</b></p> <p><b>BUY THE BLOCK</b>  <b>14087 KENTUCKY</b>  <b>DETROIT, MI 48238</b></p>
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**PROPERTY ADDRESS: 4089 TUXEDO HEARING DATE: MAY 16TH, 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: MAY 16TH, 2025

Hearing Officer: 

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Date

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Signature

<p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b> <b>12429 WALTHAM</b></p> <p><b>BSEED CASE NO:</b> <b>DNG2010-05341</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p><b>Property Owner &amp; Address:</b>  <b>CITY OF DETROIT- P&amp;DD</b> <b>65 CADILLAC SQUARE</b> <b>DETROIT, MI 48226</b></p>
--

**PROPERTY ADDRESS: 12429 WALTHAM**

**HEARING DATE: MAY 16TH, 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: MAY 16TH, 2025

Hearing Officer: 

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Signature



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--	---	--

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

Telephone No. 313-224-0098

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>SARA HORN</b>  <b>18901 BLACKMOOR</b>  <b>DETROIT, MI 48234</b></p>
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**PROPERTY ADDRESS: 12429 WALTHAM**

**HEARING DATE: MAY 16TH, 2025**

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

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Date: MAY 16TH, 2025

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--	--	---

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p><b>Property Owner &amp; Address:</b></p> <p><b>DETROIT LAND BANK AUTHORITY</b> <b>500 GRISWOLD, STE 1200</b> <b>DETROIT, MI 48226</b></p>
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**PROPERTY ADDRESS: 12429 WALTHAM**


**HEARING DATE: MAY 16TH, 2025**

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

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

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

Date: MAY 16TH, 2025                      Hearing Officer: 

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Date

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Signature

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---	--	--

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

Telephone No. 313-224-0098

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

<p><b>Property Owner &amp; Address:</b>    <b>THOMAS &amp; MITSUE SCOTT</b>  <b>12341 SANTA ROSA</b>  <b>DETROIT, MI 48204</b></p>
--

**PROPERTY ADDRESS: 13600 WINTHROP**

**HEARING DATE: MAY 16TH, 2025**

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

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

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

Date: MAY 16TH, 2025

Hearing Officer: 

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Date

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Signature



<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<b><u>Dangerous Building</u></b> <b><u>Show Cause Hearing</u></b>  <b>PROPERTY ADDRESS:</b> <b>15032 EVANSTON</b>  <b>BSEED CASE NO:</b> <b>DNG2024-01865</b>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
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<b>Property Owner &amp; Address:</b>  EMINENCE PROPERTIES, LLC 35560 GRAND RIVER, STE 412 FARMINGTON HILLS, MI 48335
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**PROPERTY ADDRESS: 15032 EVANSTON    HEARING DATE: MAY 16TH, 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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Date:

Hearing Officer: 

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

Telephone No. 313-224-0098

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

<p><b>Property Owner &amp; Address:</b>    EMINENCE PROERTIES, LLC  P.O BOX 160  BRONX, NY 10465</p>
--

**PROPERTY ADDRESS: 15032 EVANSTON    HEARING DATE: MAY 16TH, 2025**

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

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Date:

Hearing Officer:



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