

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

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).

CITY OF DETROIT **DEPARTMENT OF** APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 7702 AMERICAN

BSEED CASE NO: DNG2024-02057

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

Telephone No. 313-224-0098

Department:

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

Detroit, MI 48226

Property Owner & Address:

KARITA BELL 7702 AMERICAN DETROIT, MI 48210

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. A 4

Date:	MAY 16TH, 2025	Hearing Officer: The L Boywood	

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

Date	Signature	_

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 19935 ASHTON

BSEED CASE NO: DNG2025-00545

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

Telephone No. 313-224-0098

Department:

Detroit, MI 48226

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 **Property Owner & Address:**

NATHAN SHAW 21871 PARKLANE ST OAK PARK, MI 48237

PROPERTY ADDRESS: 19935 ASHTON

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:	Daywood
		CERTIFICATE OF SERVICE	
Lo	certify that on this date a con-	v of this Order was served by certified mail	return receipt requested

addressed to the owner at the owner's address listed above and by posting on the property address.

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 5503 BARHAM

BSEED CASE NO: DNG2025-00195

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

Telephone No. 313-224-0098

Department:

Detroit, MI 48226

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 **Property Owner & Address:**

AYANNA LONG 20160 HARTWELL DETROIT, MI 48235

PROPERTY ADDRESS: 5503 BARHAM 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:	for a	Polion	

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CITY OF DETROIT **DEPARTMENT OF** APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 4693 BEDFORD

BSEED CASE NO: DNG2015-04553

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

Telephone No. 313-224-0098

Department:

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

Detroit, MI 48226

Property Owner & Address:

AB DETROIT REAL ESTATE LLC **854 CADIEUX RD GROSSE POINTE, MI 48230**

PROPERTY ADDRESS: 4693 BEDFORD

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. Por L Hagrood

Date: MAY 16TH, 2025

CERTIFICATE OF SERVICE

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

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 18010 BUFFALO

BSEED CASE NO: DNG2024-02077

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

Telephone No. 313-224-0098

Department:

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

2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

TKZ PROPERTIES LLC 18670 BLOOM DETROIT, MI 48234

PROPERTY ADDRESS: 18010 BUFFALO

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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ing Officer: Run L Hornord

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Date	Signature	

CITY OF DETROIT **DEPARTMENT OF** APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 18010 BUFFALO

BSEED CASE NO: DNG2024-02077

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

Telephone No. 313-224-0098

Department:

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

Detroit, MI 48226

Property Owner & Address:

JARROD JOHNSON 22725 GREATER MACK AVE, STE 301B UNIT 179 ST. CLAIR SHORES, MI 48080

PROPERTY ADDRESS: 18010 BUFFALO

HEARING DATE: MAY 16TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 15876 BURT RD

BSEED CASE NO: DNG2017-01920

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

Telephone No. 313-224-0098

Department:

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

Detroit, MI 48226

Property Owner & Address:

DETROIT LAND BANK 500 GRISWOLD ST, STE 1200 DETROIT, MI 48226

PROPERTY ADDRESS: 15876 BURT RD

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:	Ron	L	Hogwood
Date:	MAY 16TH, 2025	Hearing Officer:	Thon	I	Hornord

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

Date	Signature

CITY OF DETROIT **DEPARTMENT OF** APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: **15876 BURT RD**

BSEED CASE NO: DNG2017-01920

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

Telephone No. 313-224-0098

Department:

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

Detroit, MI 48226

Property Owner & Address:

THOMAS EPPERSO 18822 BEECH DALY REDFORD, MI 48240

PROPERTY ADDRESS: 15876 BURT RD

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:	for a	Dogwood
Date:	MAY 161H, 2025	Hearing Officer:		- 0

I certify that on this date a copy of this Order was served by certified mail, return receip addressed to the owner at the owner's address listed above and by posting on the proper			
Date	Signature		

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 1731 BUTTERNUT

BSEED CASE NO: DNG2025-00782

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

Telephone No. 313-224-0098

Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

MARGARET SHINE ROUTE 1, BOX 178 HAYNESVILLE, AL 36040

PROPERTY ADDRESS: 1731 BUTTERNUT

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.

ite:	MAY 16TH, 2025	Hearing Officer: Roy L Hagroot
		CERTIFICATE OF SERVICE
		of this Order was served by certified mail, return receipt requested wner's address listed above and by posting on the property address.
Da	ate	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 19344 CAMERON

BSEED CASE NO: DNG2025-00778

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

Telephone No. 313-224-0098

Department:

Date

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

SCOTT A WILLIAMS 19344 CAMERON ST DETROIT, MI 48203

PROPERTY ADDRESS: 19344 CAMERON

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:	Then I	Dayrow	

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.

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 8147 CENTRAL

BSEED CASE NO: DNG2024-02074

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

Telephone No. 313-224-0098

Department:

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

Detroit, MI 48226

Property Owner & Address:

SHELLEY FOUNTAIN 12790 PRIMROSE LN, APT 103 EDEN PRAIRIE, MN 55344

PROPERTY ADDRESS: 8147 CENTRAL

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.

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

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 18997 CHAPEL

BSEED CASE NO: DNG2022-02394

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

Telephone No. 313-224-0098

Department:

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

INDIA SMITH 18997 CHAPEL DETROIT, MI 48219

PROPERTY ADDRESS: 18997 CHAPELHEARING 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:	per d	Hornow	

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

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 9876 CHENLOT

BSEED CASE NO: DNG2022-00695

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

Telephone No. 313-224-0098

Department:

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

GINO SOLOMON 17151 ARCHDALE DETROIT, MI 48235

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:

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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:	from a	Dochon	

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

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 14327 FREELAND

BSEED CASE NO: DNG2025-00685

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

Telephone No. 313-224-0098

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Department:

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

2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

CARL O BRISSETT 14327 FREELAND ST DETROIT, MI 48227

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:

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Date:	MAY 16TH, 2025	Hearing Officer:	Then I	Hogwood
				· ·

I certify that on this date a copy of this Order was served by certified mail, return receipt requested
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Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 527 HOLBROOK

BSEED CASE NO: DNG2018-03455

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

Telephone No. 313-224-0098

Department:

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

2 Woodward Ave., Room 40. Detroit, MI 48226 **Property Owner & Address:**

DAVITA J. SAMPSON 29205 LUND AVE, APT 17 WARREN, MI 48093

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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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:

The L Borrowl

I certify that on this date a copy of this Order was served by certified mail, return receipt request	ed
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Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 13620 MONTROSE

BSEED CASE NO: DNG2025-00692

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

Telephone No. 313-224-0098

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Department:

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

TIFFANY A. FIELDS 30543 SHOREHAM DR SOUTHFIELD, MI 48076

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:

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ite:	MAY 16TH, 2025	Hearing Officer: 1 Logues
		CERTIFICATE OF SERVICE
		of this Order was served by certified mail, return receipt requested mer's address listed above and by posting on the property address.
Da	ate	Signature

CITY OF DETROIT **DEPARTMENT OF** APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: **11449 MOUND**

BSEED CASE NO: DNG2016-03052

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

Telephone No. 313-224-0098

Department:

Buildings Safety Engineering & Environmental Department

2 Woodward Ave., Room 402

Detroit, MI 48226

Property Owner & Address:

JAMIA ISLAMIA DARUL-ULLOM DETROIT 5685 CANIFF ST DETROIT, MI 48212

PROPERTY ADDRESS: 11449 MOUND HEARING DATE: MAY 16TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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		CERTIFICATE OF SERVICE
	-	y of this Order was served by certified mail, return receipt requested wener's address listed above and by posting on the property address.
Da	ate	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 11449 MOUND

BSEED CASE NO: DNG2016-03052

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

JAMIA ISLAMIA DARUL-ULLOM DETROIT 5679 CANIFF ST. DETROIT, MI 48212

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:

- (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:	Then	I	polican

*	as served by certified mail, return receipt requested sted above and by posting on the property address.
Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 13500 PENROD

BSEED CASE NO: DNG2024-01616

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

Telephone No. 313-224-0098

Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

DAVID BUFORD 13500 PENROD DETROIT, MI 48223

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:

- (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: The L Boyrow
		CERTIFICATE OF SERVICE
		py of this Order was served by certified mail, return receipt requested owner's address listed above and by posting on the property address.
Da	ate	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 8057 PRESSLER

BSEED CASE NO: DNG2012-04488

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

Telephone No. 313-224-0098

Department:

Date

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

MOHEEB ALHADY 2284 HEWITT ST HAMTRAMCK, MI 48212

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:

- (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: The Lagrand
		CERTIFICATE OF SERVICE
		copy of this Order was served by certified mail, return receipt requested ne owner's address listed above and by posting on the property address.

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 15726 PRINCETON

BSEED CASE NO: DNG2015-04378

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

Telephone No. 313-224-0098

Department:

Date

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

Property Owner & Address:

WADE MANAGEMENT SERVICES, INC 327 AZINCOURT LN KISSIMMEE FL, 34759

PROPERTY ADDRESS: 15726 PRINCETON HEARI

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:	1-0 7		- Dog or over
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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.	

CITY OF DETROIT **DEPARTMENT OF** APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF **HEARING OFFICER**

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 7528 SARENA

BSEED CASE NO: DNG2025-00723

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

Telephone No. 313-224-0098

Department:

Date

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

Detroit, MI 48226

Property Owner & Address:

ZIKRA ALMARAISI **2344 ANDRUS** DETROIT, MI 48212

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:**

- (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. 11

Date:	MAY 16TH, 2025	Hearing Officer:	Thom	L	Dogu	has

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served by addressed to the owner at the owner's address listed above	• • • • • • • • • • • • • • • • • • • •

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 16203 E SEVEN MILE

BSEED CASE NO: DNG2024-02060

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

Telephone No. 313-224-0098

Department:

Detroit, MI 48226

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 **Property Owner & Address:**

SUPERIOR FINANCIAL INVESTMENTS II LLC 14900 WILSHIRE DETROIT, MI 48213

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:

- (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:	Then a	L boy	hood
				-	,

I certify that on this date a copy of this Order was ser addressed to the owner at the owner's address listed	, , ,
Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 16219 E SEVEN MILE

BSEED CASE NO: DNG2015-01541

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

Telephone No. 313-224-0098

Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

DETROIT LAND BANK 500 GRISWOLD, STE 1200 DETROIT, MI 48226

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:	Thom	I	Hornos	\checkmark

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

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 16219 E SEVEN MILE

BSEED CASE NO: DNG2015-01541

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

Telephone No. 313-224-0098

Department:

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

2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

ROY PRIDE II 20219 FENMORE DETROIT, MI 48235

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
- (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.

I certify that on this date a copy of this Order was saddressed to the owner at the owner's address listed	*
Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 18060 SUNSET

BSEED CASE NO: DNG2024-01628

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

EDWARD W HALL AND MARY JANE HALL 18060 SUNSET DETROIT, MI 48234

PROPERTY ADDRESS: 18060 SUNSET 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.

ate: MAY	Y 16TH, 2025	Hearing Officer: The Lagrand
		CERTIFICATE OF SERVICE
		of this Order was served by certified mail, return receipt requested mer's address listed above and by posting on the property address.
Date		Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 13976 SUSSEX

BSEED CASE NO: DNG2025-00188

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

Telephone No. 313-224-0098

Department:

Detroit, MI 48226

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 **Property Owner & Address:**

OTAIN, LLC 500 GRISWOLD, STE 2420 DETROIT, MI 48226

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:

- (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:	Boloon
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I certify that on this date a copy of this Order was serve addressed to the owner at the owner's address listed ab	
Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 8150 TRAVERSE

BSEED CASE NO: DNG2025-00696

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

Telephone No. 313-224-0098

Department:

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

Detroit, MI 48226

Property Owner & Address:

JASON S PRICE 14947 E. STATE FAIR DETROIT, MI 48205

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:

- (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:	for	I	Hayrow	
	,	-				

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

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 4033 TUXEDO

BSEED CASE NO: DNG2010-23063

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

Telephone No. 313-224-0098

41

Department:

Date

Detroit, MI 48226

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 **Property Owner & Address:**

PHILLIP BRYANT 17416 VERONIC AVE EASTPOINTE, MI 48021

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:

- (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:	Hogross
		CERTIFICATE OF SERVICE	
		y of this Order was served by certified mail, re wner's address listed above and by posting on	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 4089 TUXEDO

BSEED CASE NO: DNG2010-22815

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

Telephone No. 313-224-0098

Department:

Date

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

BUY THE BLOCK 14087 KENTUCKY DETROIT, MI 48238

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:

- (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: Two	L	Baywood	
Date: MAY 16TH, 2025	Hearing Officer:		Sadage	

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.	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 12429 WALTHAM

BSEED CASE NO: DNG2010-05341

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

Telephone No. 313-224-0098

Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

CITY OF DETROIT- P&DD 65 CADILLAC SQUARE DETROIT, MI 48226

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:

- (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:	Thom	I	Howard

I certify that on this date a copy of this Order was addressed to the owner at the owner's address liste	•
Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 12429 WALTHAM

BSEED CASE NO: DNG2010-05341

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

Telephone No. 313-224-0098

1

41

Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

SARA HORN 18901 BLACKMOOR DETROIT, MI 48234

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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- (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:	Hearing Officer:	from I	Laguard
				· .M

1,7	ress listed above and by posting on the property address.
Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 12429 WALTHAM

BSEED CASE NO: DNG2010-05341

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

Telephone No. 313-224-0098

Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

DETROIT LAND BANK AUTHORITY 500 GRISWOLD, STE 1200 DETROIT, MI 48226

PROPERTY ADDRESS: 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:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
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- (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:	for	I	Horn	hoon	
					U		

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

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 13600 WINTHROP

BSEED CASE NO: DNG2025-00693

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

Telephone No. 313-224-0098

Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 **Property Owner & Address:**

THOMAS & MITSUE SCOTT 12341 SANTA ROSA DETROIT, MI 48204

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:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
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- (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:	Rom	L	Dagwood	

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

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 12870 WOODMONT

BSEED CASE NO: DNG2025-00698

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

Telephone No. 313-224-0098

Department:

Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 **Property Owner & Address:**

MANMOHAN SINGLA 3467 WINCHESTER WEST BLOOMFIELD, MI 48322

2 Woodward Ave., Room 402 Detroit, MI 48226

PROPERTY ADDRESS: 12870 WOODMONT 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:	flow	I	Hornord	

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

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 15032 EVANSTON

BSEED CASE NO: DNG2024-01865

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

Telephone No. 313-224-0098

Department:

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

2 Woodward Ave., Room 402 Detroit, MI 48226

Property Owner & Address:

EMINENCE PROPERTIES, LLC 35560 GRAND RIVER, STE 412 FARMINGTON HILLS, MI 48335

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:

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

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

Date:	Hearing Officer:	
	CERTIFICATE OF SERVICE	
-	copy of this Order was served by certified mail, return receipt requested he owner's address listed above and by posting on the property address.	

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 15032 EVANSTON

BSEED CASE NO: DNG2024-01865

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

Telephone No. 313-224-0098

Department:

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

2 Woodward Ave., Room 402 Detroit, MI 48226

Property Owner & Address:

EMINENCE PROERTIES, LLC P.O BOX 160 BRONX, NY 10465

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

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Date	Signature