



Date: June 5th, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for May 30th, 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 30th, 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>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3179 PENNSYLVANIA</p> <p>BSEED CASE NO: DNG2020-02034</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: EDWARD MAINOR 9527 CHEYENNE ST DETROIT, MI 48227</p>

PROPERTY ADDRESS: 3179 PENNSYLVANIA HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

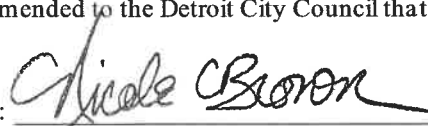
On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest, the Hearing Officer finds that the following facts have been proven:

- (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: MAY 30, 2025

Hearing Officer:



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5937 COOPER</p> <p>BSEED CASE NO: DNG2025-00653</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: DANIELLE WANSLEY 24934 RAVEN EASTPOINTE, MI 48021</p>

PROPERTY ADDRESS: 5937 COOPER HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

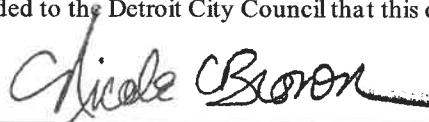
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: DETROIT LAND BANK 500 GRISWOLD, SUITE 1200 DETROIT, MI 48228</p>

PROPERTY ADDRESS: 3700 BENSON

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

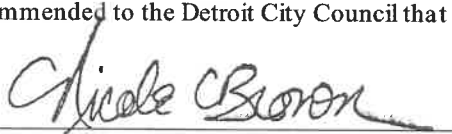
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address:</p> <p>JALEN TORBERT 5936 JOSEPH DETROIT, MI 48211</p>

PROPERTY ADDRESS: 3700 BENSON

HEARING DATE: MAY 30, 2025

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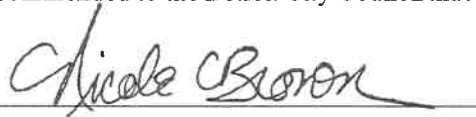
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Telephone No. 313-224-0098

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

<p>Property Owner & Address: A JAZZY INVESTOR LLC 10709 MORANG DR DETROIT, MI 48224</p>

PROPERTY ADDRESS: 1577 CADILLAC

HEARING DATE: MAY 30, 2025

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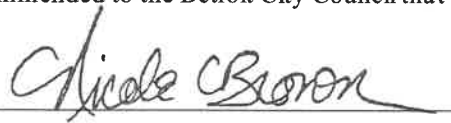
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: JONATHAN M MARCHAND 1218 LINCOLN AVE PORT HURON, MI 48060</p>
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PROPERTY ADDRESS: 19143 CAMERON

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

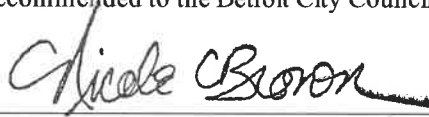
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<p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>	<p>Property Owner & Address: JONATHAN M MARCHAND 19143 CAMERON DETROIT, MI 48203</p>
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PROPERTY ADDRESS: 19143 CAMERON

HEARING DATE: MAY 30, 2025

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

<p>Property Owner & Address: DANA WEEKS JR 19311 DORSETT SOUTHFIELD, MI 48075</p>

PROPERTY ADDRESS: 19143 CAMERON

HEARING DATE: MAY 30, 2025

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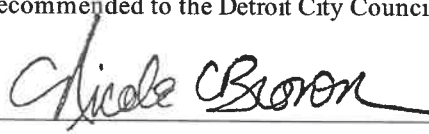
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: MONIQUE J SMITH-BEY 24225 W. 9 MILE RD, SUITE 240 SOUTHFIELD, MI 48033</p>

PROPERTY ADDRESS: 19143 CAMERON

HEARING DATE: MAY 30, 2025

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: GLADYS CHAMORRO TRUIJILLO 4669 VANCOUVER ST DETROIT, MI 48204</p>

PROPERTY ADDRESS: 8729 COLFAX

HEARING DATE: MAY 30, 2025

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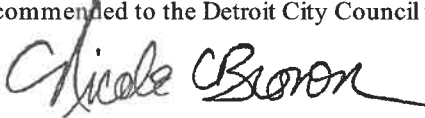
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: FMS 2020, LLC 323 SOUTH AVE, SUITE C HOLLYWOOD, FL 33020</p>

PROPERTY ADDRESS: 19301 EUREKA

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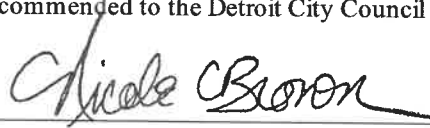
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Telephone No. 313-224-0098

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

<p>Property Owner & Address: SEVIA MIDDLETON 2018 BUTLER BRIDGE RD COVINGTON, GA 30016</p>

PROPERTY ADDRESS: 9310 KRESGE

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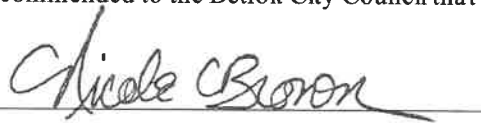
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<p>Property Owner & Address: SAROYA PARMINDER 18514 HUBBELL DETROIT, MI 48235</p>

PROPERTY ADDRESS: 5400 LINDALE

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

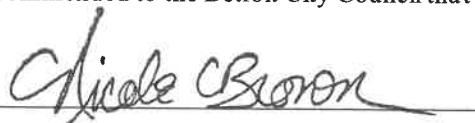
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- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

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

Date: MAY 30, 2025

Hearing Officer:



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5126 MCDOUGALL</p> <p>BSEED CASE NO: DNG2024-00253</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: DETROIT LAND BANK 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p>

PROPERTY ADDRESS: 5126 MCDOUGALL

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

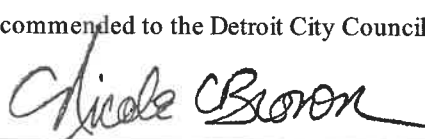
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Hearing Officer: _____



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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: MOHAMED M SALEH ALI 8088 DWYER ST DETROIT, MI 48211</p>

PROPERTY ADDRESS: 5126 MCDUGALL

HEARING DATE: MAY 30, 2025

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: JOSE GOMEZ 947 NEW YORK LINCOLN PARK, MI 48146</p>

PROPERTY ADDRESS: 6177 MCMILLAN

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

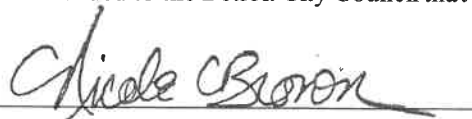
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Date: MAY 30, 2025

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: MARIA ASECIO 6177 MCMILLAN DETROIT, MI 48209</p>

PROPERTY ADDRESS: 6177 MCMILLAN

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

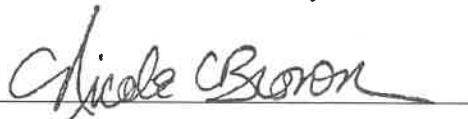
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Date: MAY 30, 2025

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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: DETROIT LAND BANK 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p>

PROPERTY ADDRESS: 13864 SARATOGA

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

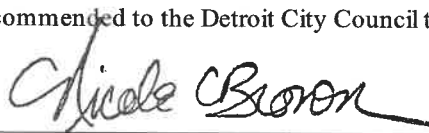
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Date: MAY 30, 2025

Hearing Officer: _____



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

Telephone No. 313-224-0098

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

<p>Property Owner & Address: AMBER HARRISON 483-485 PARKER ST NEWARK, NJ 07104</p>

PROPERTY ADDRESS: 13864 SARATOGA

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

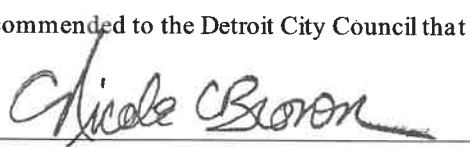
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: NACIRI MORENO MALDONADO 4610 SEEBALDT DETROIT, MI 48204</p>

PROPERTY ADDRESS: 4610 SEEBALDT

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

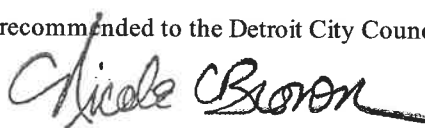
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: DETROIT LAND BANK 65 CADILLAC SQ, SUITE 3200 DETROIT, MI 48226</p>

PROPERTY ADDRESS: 5086 SPOKANE

HEARING DATE: MAY 30, 2025

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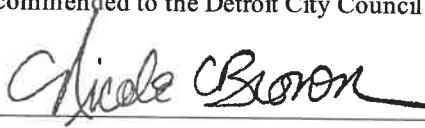
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: WILSON THOMAS III 3351 WEST HOLLAND FRESNO, CA 93722</p>

PROPERTY ADDRESS: 5086 SPOKANE

HEARING DATE: MAY 30, 2025

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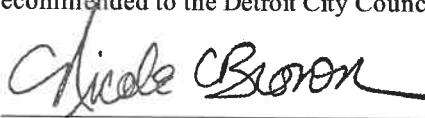
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: DETROIT LAND BANK 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p>

PROPERTY ADDRESS: 13686 TACOMA

HEARING DATE: MAY 30, 2025

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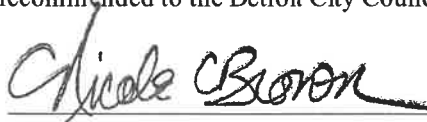
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: DARRELL RAINS 19618 ANVIL ST DETROIT, MI 48205</p>

PROPERTY ADDRESS: 13686 TACOMA

HEARING DATE: MAY 30, 2025

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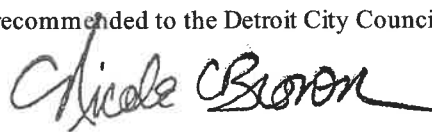
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: TASIA WATSON 20291 WESTPHALIA DETROIT, MI 48205</p>

PROPERTY ADDRESS: 20291 WESTPHALIA

HEARING DATE: MAY 30, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

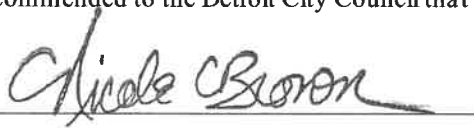
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