



Date: June 6, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for June 6, 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 June 6<sup>th</sup>, 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 the hearing. See City Code Section 8-17-25(a).

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>5688 30th</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2022-00154</b></p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Versie Harris</b><br/> 5688 30th<br/> Detroit, MI 48210</p> |
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**PROPERTY ADDRESS: 5688 30th**

**HEARING DATE: 6/6/2025**

#### **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: 6/6/2025

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

|  |   |   |
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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 1592 Bewick</p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2024-01847</b></p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Otis Yeager Jr. Scott L. Smith &amp; April Marie Yeager<br/> 19460 Park Dr. Apt 502<br/> Detroit, MI 48225</p> |
|---|

**PROPERTY ADDRESS: 1592 Bewick**

**HEARING DATE: 6/6/2025**

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Hearing Officer: 

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| <p><b>Property Owner &amp; Address:</b><br/> Wayne County Treasurer<br/> 400 Monroe<br/> Detroit, MI 48223</p> |
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**PROPERTY ADDRESS: 1592 Bewick**

**HEARING DATE: 6/6/25**

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Date: 6/6/25

Hearing Officer: \_\_\_\_\_

*Tim L. Hayward*

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|---|--|--|

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

Telephone No. 313-224-0098

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|---|
| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Feng Wang</b><br/> P.O. Box 433<br/> Litchfield Park, AZ 85340</p> |
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**PROPERTY ADDRESS: 12863 Braile**

**HEARING DATE: 6/6/25**

#### **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

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|---|
| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Feng Wang</b><br/> 591 E. Plaza Cir #433<br/> Litchfield Park, MI 85340</p> |
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**PROPERTY ADDRESS: 12863 Braile**

**HEARING DATE: 6/6/2025**

#### **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

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Huon Sharpe</b><br/> 3308 Hereford Ln Apt A<br/> Killeen, TX 76542</p> |
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**PROPERTY ADDRESS: 3742 Clements**

**HEARING DATE: 6/6/2025**

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

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Date: 6/6/2025

Hearing Officer: \_\_\_\_\_



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|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Iheart Realty Foundation</b><br/> 1323 Broadway 2B<br/> Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 4306 Clements**

**HEARING DATE: 6/6/2025**

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

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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: 6/6/2025

Hearing Officer: 

#### **CERTIFICATE OF SERVICE**

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> CP Cubed LLC<br/> 14233 Mary Grove Dr.<br/> Sterling Heights, MI 48313</p> |
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**PROPERTY ADDRESS: 15795 Cloverlawn**

**HEARING DATE: 6/6/2025**

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

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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: 6/6/2025

Hearing Officer: \_\_\_\_\_

*Ron L. Hayward*

### CERTIFICATE OF SERVICE

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|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Kevin M Crabill</b><br/> 14233 Mary Grove Dr.<br/> Sterling Heights, MI 48313</p> |
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**PROPERTY ADDRESS: 15795 Cloverlawn**

**HEARING DATE: 6/6/2025**


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|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Property Owner &amp; Address:</b><br/> <b>Joseph T. Griffith Jr.</b><br/> 3191 State Highway<br/> 1661 Grayson, KY 41143</p> |
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**PROPERTY ADDRESS: 744 Cottrell**

**HEARING DATE: 6/6/2025**


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

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| <p><b>Property Owner &amp; Address:</b><br/><b>Rebel Justice</b><br/>3191 State Highway<br/>1661 Grayson, KY 41143</p> |
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**PROPERTY ADDRESS: 744 Cottrell**

**HEARING DATE: 6/6/25**

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Date: 6/6/25

Hearing Officer: \_\_\_\_\_

*For L Hayward*

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 744 Cottrell</p> <p><b>BSEED CASE NO:</b><br/> DNG2019-00629</p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Joseph Griffith</b><br/> 6665 South St.<br/> Detroit, MI 48209</p> |
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**PROPERTY ADDRESS: 744 Cottrell**

**HEARING DATE: 6/6/2025**

#### **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: 6/6/2025

Hearing Officer: \_\_\_\_\_

*Ther L. Dagnard*

#### **CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

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|--|---|---|
| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>13333 Eight Mile Rd.</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2025-00869</b></p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>J. White Transport Express</b><br/> 19938 Littlefield St.<br/> Detroit, MI 48235</p> |
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**PROPERTY ADDRESS: 13333 Eight Mile Rd.**

**HEARING DATE: 6/6/2025**

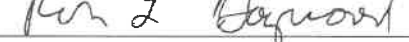
#### **HEARING OFFICER'S FINDINGS OF FACT AND ORDER**

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: 6/6/2025

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

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Signature

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|--|---|--|
| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 19268 Eureka</p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2025-00558</b></p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>VCorp Agbent Services Inc.</b><br/> 40600 Ann Arbor Rd. Ste 201<br/> Plymouth, MI 48170</p> |
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**PROPERTY ADDRESS: 19268 Eureka**

**HEARING DATE: 6/6/2025**

#### **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: 6/6/2025

Hearing Officer: \_\_\_\_\_

*For L. Bagnard*

#### **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

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 1761 West Forest</p> <p><b>BSEED CASE NO:</b><br/> DNG2024-02088</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Matthew M Tatarian<br/> 3631 Chene<br/> Detroit, MI 48207</p> |
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**PROPERTY ADDRESS: 1761 West Forest**

**HEARING DATE: 6/6/2025**

### **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: 6/6/2025

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><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>16811 Greenfield</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2016-00793</b></p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Coastal Lines Homes LLC One Commerce Plaza<br/> 99 Washington Ave<br/> Albany, NY 12231</p> |
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**PROPERTY ADDRESS: 16811 Greenfield**

**HEARING DATE: 6/6/2025**

### **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: 6/6/2025

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

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|---|--|---|
| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT<br/> AND ORDER OF<br/> HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 9166 Guilford</p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2025-00874</b></p> |
|---|--|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Nodabi 60 LLC<br/> 1380 E. Jefferson Ave<br/> Detroit, MI 48207</p> |
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**PROPERTY ADDRESS: 9166 Guilford**

**HEARING DATE: 6/6/25**

#### **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: 6/6/25

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

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>2556 Highland</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2024-00124</b></p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>In Land We Trust</b><br/> 11800 Merriman Ste 511455<br/> Livonia, MI 48150</p> |
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**PROPERTY ADDRESS: 2556 Highland**

**HEARING DATE: 6/6/25**

#### **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: 6/6/25

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

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|--|---|---|
| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>20203 Hull</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2025-00574</b></p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> AAHA Investments and Estates Inc.<br/> 10286 Delmar St.<br/> Detroit, MI 48221</p> |
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**PROPERTY ADDRESS: 20203 Hull**

**HEARING DATE: 6/6/25**

#### **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: 6/6/25

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

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 20409 Hull</p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2025-00573</b></p> |
|---|--|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Registered Agents Inc.</b><br/> 2222 W. Grand River Ave Ste A<br/> Okemos, MI 48864</p> |
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**PROPERTY ADDRESS: 20409 Hull**

**HEARING DATE: 6/6/25**

### **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: 6/6/25

Hearing Officer: \_\_\_\_\_

*Ron L. Bagnard*

### **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><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 20409 Hull</p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2025-00573</b></p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Zeidi LLC</b><br/> 20409 Hull St.<br/> Detroit, MI 48203</p> |
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**PROPERTY ADDRESS: 20409 Hull**

**HEARING DATE: 6/6/2025**

### **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: 6/6/2025

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

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Signature

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 20439 Hull</p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2025-00572</b></p> |
|---|--|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Michigan Mercy Housing<br/> 18701 Grand River Ave. #154<br/> Detroit, MI 48223</p> |
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**PROPERTY ADDRESS: 20439 Hull**

**HEARING DATE: 6/6/25**

#### **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: 6/6/25

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

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p align="center"><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>14081 Kentucky</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2010-26450</b></p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>City of Detroit P&amp;DD</b><br/> 65 Cadillac Sq. Rm 1100<br/> Detroit, MI 48226</p> |
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**PROPERTY ADDRESS: 14081 Kentucky**

**HEARING DATE: 6/6/25**

#### **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: 6/6/25

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

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Signature



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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>14081 Kentucky</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2010-26450</b></p> |
|---|--|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Kimmie Reed</b><br/> 4215 Larchmont<br/> Detroit, MI 48204</p> |
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**PROPERTY ADDRESS: 14081 Kentucky**

**HEARING DATE: 6/6/25**

#### **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: 6/6/25

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

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p align="center"><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 14081 Kentucky</p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2010-26450</b></p> |
|---|--|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Karla Torres</b><br/> 4427 Casper<br/> Detroit, MIK 48210</p> |
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**PROPERTY ADDRESS: 14081 Kentucky**

**HEARING DATE: 6/6/25**

#### **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: 6/6/25

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

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|---|--|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> Binge Investments LLC<br/> 22349 Atlantic Pointe<br/> Farmington Hills, MI 48336</p> |
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**PROPERTY ADDRESS: 12293 Kilbourne**

**HEARING DATE: 6/6/25**

### 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: 6/6/25

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

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Signature

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>15717 Prevost</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2024-02120</b></p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Sherdard &amp; Carolyn Brison</b><br/> 15717 Prevost<br/> Detroit, MI 48234</p> |
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**PROPERTY ADDRESS: 15717 Prevost**

**HEARING DATE: 6/6/25**

### **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: 6/6/25

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

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|--|---|--|
| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>15717 Prevost</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2024-02120</b></p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Tiffney S Ricks- Andrews</b><br/> 15703 Prevost<br/> Detroit, MI 48227</p> |
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**PROPERTY ADDRESS: 15717 Prevost**

**HEARING DATE: 6/6/25**

### 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: 6/6/25

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

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| <p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p align="center"><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p align="center"><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> <b>9641 Rutherford</b></p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2010-28254</b></p> |
|---|--|---|

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

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Hassan M Ali</b><br/> 30835 W Ten Mile Rd, #5048<br/> Farmington Hills, MI 48336</p> |
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**PROPERTY ADDRESS: 9641 Rutherford**

**HEARING DATE: 6/6/25**

#### **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: 6/6/25

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

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| <p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b><br/> <b>DEPARTMENT OF</b><br/> <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b><br/> <b>APPEALS BUREAU</b></p> | <p><b>FINDINGS OF FACT</b><br/> <b>AND ORDER OF</b><br/> <b>HEARING OFFICER</b></p> | <p><b><u>Dangerous Building</u></b><br/> <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b><br/> 9978 Stahelin</p> <p><b>BSEED CASE NO:</b><br/> <b>DNG2025-00828</b></p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p><b>Department:</b><br/> Buildings Safety Engineering &amp; Environmental<br/> Department<br/> 2 Woodward Ave., Room 402<br/> Detroit, MI 48226</p> |
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| <p><b>Property Owner &amp; Address:</b><br/> <b>Marcus Byers Jr.</b><br/> 3811 Hillcrest Ct.<br/> Warren, MI 48092</p> |
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**PROPERTY ADDRESS: 9978 Stahelin**

**HEARING DATE: 6/6/25**


### **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: 6/6/25

Hearing Officer: 

### **CERTIFICATE OF SERVICE**

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Date

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Signature