

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

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).

### **STATE OF MICHIGAN Dangerous Building** CITY OF DETROIT FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS PROPERTY ADDRESS: HEARING OFFICER** 5688 30th **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2022-00154 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098 Department: Property Owner & Address: Buildings Safety Engineering & Environmental Versie Harris Department 5688 30th 2 Woodward Ave., Room 402 Detroit, MI 48210 Detroit, MI 48226 PROPERTY ADDRESS: 5688 30th

# HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

T IS F	HEREBY ORD	ERED that it shall be recommended to	the Detroit C	City Council that this dangerous
uildin	g be DEMOLIS	HED.		
Date:	6/6/2025	Hearing Officer:	en L	Daguard
		CERTIFICATE OF	SERVICE	
		s date a copy of this Order was served wner at the owner's address listed above		
Da	ite		Signature	

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT **Show Cause Hearing** FINDINGS OF FACT **DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS PROPERTY ADDRESS: HEARING OFFICER** 1592 Bewick **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2024-01847 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098 Property Owner & Address: Department: Otis Yeager Jr. Scott L. Smith & April Marie Yeager Buildings Safety Engineering & Environmental 19460 Park Dr. Apt 502 Department Detroit, MI 48225 2 Woodward Ave., Room 402 Detroit, MI 48226

**PROPERTY ADDRESS: 1592 Bewick** 

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

ate:	6/6/2025	Hearing Officer: The L Dagues	
		CERTIFICATE OF SERVICE	
I c	ertify that on this dressed to the own	date a copy of this Order was served by certified mail, return receipt receipt at the owner's address listed above and by posting on the property at	quested ddress.
Da	nte	Signature	

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS PROPERTY ADDRESS:** HEARING OFFICER 1592 Bewick **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2024-01847 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Department: Wayne County Treasurer Buildings Safety Engineering & Environmental 400 Monroe Department Detroit, MI 48223 2 Woodward Ave., Room 402

**PROPERTY ADDRESS: 1592 Bewick** 

Detroit, MI 48226

**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

ıte:	6/6/25	Hearing Officer: The L Dogwood	
		CERTIFICATE OF SERVICE	
I co	ertify that on the	s date a copy of this Order was served by certified mail, return receipt requested when at the owner's address listed above and by posting on the property address	d
Da	nte	Signature	

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF APPEALS & HEARINGS PROPERTY ADDRESS: **HEARING OFFICER** 12863 Braile **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2020-02473 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098 Department: Property Owner & Address: Buildings Safety Engineering & Environmental Feng Wang Department P.O. Box 433 2 Woodward Ave., Room 402 Litchfield Park, AZ 85340 Detroit, MI 48226

PROPERTY ADDRESS: 12863 Braile

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

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:

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:	6/6/25	Hearing Officer:	Por L	Dagwood	
			*		7

### CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order	r was served by certified mail, return receipt requested
addressed to the owner at the owner's address	ss 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: 12863 Braile

BSEED CASE NO: DNG2020-02473

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: Feng Wang

591 E. Plaza Cir #433 Litchfield Park, MI 85340

**PROPERTY ADDRESS: 12863 Braile** 

**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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- (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: The L Dogwood	1
		CERTIFICATE OF SERVICE	

Date	Signature	

### STATE OF MICHIGAN **Dangerous Building CITY OF DETROIT Show Cause Hearing** FINDINGS OF FACT **DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS** PROPERTY ADDRESS: **HEARING OFFICER** 3742 Clements **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2025-00543 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Department: Buildings Safety Engineering & Environmental **Huon Sharpe** 3308 Hereford Ln Apt A Department 2 Woodward Ave., Room 402 Killeen, TX 76542 Detroit, MI 48226 **HEARING DATE: 6/6/2025 PROPERTY ADDRESS: 3742 Clements**

Date

# 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:	6/6/2025	Hearing Officer:	Por	2	Dogwood

### 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.	

Signature

# STATE OF MICHIGAN 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: 4306 Clements

BSEED CASE NO: DNG2010-23184

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: Iheart Realty Foundation 1323 Broadway 2B Detroit, MI 48226

**PROPERTY ADDRESS: 4306 Clements** 

**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: The L Hagnord

# CERTIFICATE OF SERVICE

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: 15795 Cloverlawn

BSEED CASE NO: DNG2018-00472

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: CP Cubed LLC

14233 Mary Grove Dr. Sterling Heights, MI 48313

**PROPERTY ADDRESS: 15795 Cloverlawn** 

**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;
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ate:	6/6/2025	Hearing Officer:	For L Baywood
		CERTIFICATE C	OF SERVICE
I c ad	ertify that on this dressed to the own	date a copy of this Order was serv ner at the owner's address listed at	red by certified mail, return receipt requested bove and by posting on the property address.
	nte		Signature

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT **Show Cause Hearing** FINDINGS OF FACT **DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS PROPERTY ADDRESS: HEARING OFFICER** 15795 Cloverlawn **ADMINISTRATIVE APPEALS BUREAU BSEED CASE NO:** DNG2018-00472 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Department: Kevin M Crabill Buildings Safety Engineering & Environmental 14233 Mary Grove Dr. Department Sterling Heights, MI 48313 2 Woodward Ave., Room 402 Detroit, MI 48226 **HEARING DATE: 6/6/2025 PROPERTY ADDRESS: 15795 Cloverlawn**

### 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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ate:	6/6/2025	Hearing Officer:	Then I	Hogiord
		CERTIFICAT	E OF SERVICE	
I c	ertify that on this date a codersised to the owner at the	opy of this Order was s e owner's address listed	erved by certified made above and by posting	nil, return receipt requested ng on the property address.
Ds	nte		Signature	

## STATE OF MICHIGAN **Dangerous Building CITY OF DETROIT** FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS PROPERTY ADDRESS:** HEARING OFFICER 744 Cottrell **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2019-00629 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098 Department: Property Owner & Address: Buildings Safety Engineering & Environmental Joseph T. Griffith Jr. Department 3191 State Highway 2 Woodward Ave., Room 402 1661 Grayson, KY 41143 Detroit, MI 48226 **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:** 

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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:	6/6/2025	Hearing Officer:	Por L	Hornord	
		CERTIFICATE OF	SERVICE		
		by of this Order was served owner's address listed abov			
Dat	e		Signature	-	

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT **Show Cause Hearing** FINDINGS OF FACT **DEPARTMENT OF** AND ORDER OF APPEALS & HEARINGS **PROPERTY ADDRESS:** HEARING OFFICER 744 Cottrell **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2019-00629 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098 Property Owner & Address: Department: Rebel Justice Buildings Safety Engineering & Environmental 3191 State Highway Department 1661 Grayson, KY 41143 2 Woodward Ave., Room 402 Detroit, MI 48226

PROPERTY ADDRESS: 744 Cottrell 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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ate:	6/6/25	Hearing Officer:	Por L	Dagwood
		CERTIFICATE	OF SERVICE	
I c	ertify that on this d dressed to the own	late a copy of this Order was ser er at the owner's address listed a	ved by certified make above and by posti	nail, return receipt requested ing on the property address.
De	nte		Signature	

# STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT **Show Cause Hearing** FINDINGS OF FACT **DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS** PROPERTY ADDRESS: **HEARING OFFICER** 744 Cottrell **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2019-00629 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Department: Joseph Griffith Buildings Safety Engineering & Environmental 6665 South St. Department Detroit, MI 48209 2 Woodward Ave., Room 402 Detroit, MI 48226 **HEARING DATE: 6/6/2025 PROPERTY ADDRESS: 744 Cottrell** 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

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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

main	g of DEMOLISHED.		n 0	1 /
ate:	6/6/2025	Hearing Officer:	Then I	Garnord
		CERTIFICATI	E OF SERVICE	
I c	ertify that on this date a c dressed to the owner at th	opy of this Order was so e owner's address listed	erved by certified ma above and by postir	nil, return receipt requested ag on the property address.
Da	ute		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: 13333 Eight Mile Rd.

BSEED CASE NO: DNG2025-00869

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: J. White Transport Express 19938 Littlefield St. Detroit, MI 48235

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:

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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:	Then I	Long	word
				U	

### **CERTIFICATE OF SERVICE**

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: 19268 Eureka

**BSEED CASE NO: DNG2025-00558** 

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: VCorp Agbent Services Inc. 40600 Ann Arbor Rd. Ste 201 Plymouth, MI 48170

**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:

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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:	6/6/2025	Hearing Officer:	Then I	Harvor
		CERTIFICATI	E OF SERVICE	

Date	Signature	

### STATE OF MICHIGAN Dangerous Building **CITY OF DETROIT** FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS** PROPERTY ADDRESS: HEARING OFFICER 1761 West Forest **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2024-02088 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098 Department: Property Owner & Address: Buildings Safety Engineering & Environmental Matthew M Tatarian Department 3631 Chene 2 Woodward Ave., Room 402 Detroit, MI 48207 Detroit, MI 48226

**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:

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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	1	Daguard	
					i i	

### CERTIFICATE OF SERVICE

	er was served by certified mail, return receipt requested ess listed above and by posting on the property address.
Date	Signature

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF APPEALS & HEARINGS **PROPERTY ADDRESS: HEARING OFFICER** 16811 Greenfield **ADMINISTRATIVE APPEALS BUREAU BSEED CASE NO:** DNG2016-00793 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098 Department: Property Owner & Address: Buildings Safety Engineering & Environmental Coastal Lines Homes LLC One Commerce Plaza Department 99 Washington Ave 2 Woodward Ave., Room 402 Albany, NY 12231 Detroit, MI 48226

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:

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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: _	Pon	£	Dagwood	
					U	

Date

### **CERTIFICATE OF SERVICE**

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

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: 9166 Guilford

BSEED CASE NO: DNG2025-00874

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:

Nodabi 60 LLC 1380 E. Jefferson Ave Detroit, MI 48207

**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:

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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:	Ten L	Harvord

### **CERTIFICATE OF SERVICE**

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: 2556 Highland

BSEED CASE NO: DNG2024-00124

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: In Land We Trust 11800 Merriman Ste 511455 Livonia, MI 48150

**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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ilding be DEMOLIS	SHED.	
ate: 6/6/25	Hearing Officer:	Per L Dagrood
	CERTIFICATE (	OF SERVICE
-		yed by certified mail, return receipt requested bove and by posting on the property address.
Date	100	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: 20203 Hull

**BSEED CASE NO:** DNG2025-00574

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: AAHA Investments and Estates Inc. 10286 Delmar St.

PROPERTY ADDRESS: 20203 Hull

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

Detroit, MI 48221

### 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
- (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. Hearing Officer: In L Hagnord

Date:

6/6/25

### **CERTIFICATE OF SERVICE**

Date	Signature

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS** PROPERTY ADDRESS: **HEARING OFFICER** 20409 Hull **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2025-00573 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Department: Registered Agents Inc. Buildings Safety Engineering & Environmental 2222 W. Grand River Ave Ste A Department Okemos, MI 48864 2 Woodward Ave., Room 402 Detroit, MI 48226

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:

- (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

ate:	6/6/25	Hearing Officer: Ren L Boywood					
	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.							
Da	ate	Signature					

# STATE OF MICHIGAN **Dangerous Building CITY OF DETROIT** FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF APPEALS & HEARINGS PROPERTY ADDRESS: **HEARING OFFICER** 20409 Hull **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2025-00573 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Department: Buildings Safety Engineering & Environmental Zeidi LLC 20409 Hull St. Department Detroit, MI 48203 2 Woodward Ave., Room 402 Detroit, MI 48226 **HEARING DATE: 6/6/2025 PROPERTY ADDRESS: 20409 Hull** 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 Por L Daguard building be DEMOLISHED. Hearing Officer: 6/6/2025

Date:

### CERTIFICATE OF SERVICE

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

Date	Signature

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS** PROPERTY ADDRESS: **HEARING OFFICER** 20439 Hull **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2025-00572 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098 Department: Property Owner & Address: Buildings Safety Engineering & Environmental Michigan Mercy Housing Department 18701 Grand River Ave. #154 2 Woodward Ave., Room 402 Detroit, MI 48223 Detroit, MI 48226

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:

- (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:	Pon I	Dogwood

### CERTIFICATE OF SERVICE

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

Date	Signature	

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT **Show Cause Hearing** FINDINGS OF FACT **DEPARTMENT OF** AND ORDER OF APPEALS & HEARINGS PROPERTY ADDRESS: **HEARING OFFICER** 14081 Kentucky **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2010-26450 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Department: City of Detroit P&DD Buildings Safety Engineering & Environmental 65 Cadilliac Sq. Rm 1100 Department Detroit, MI 48226 2 Woodward Ave., Room 402 Detroit, MI 48226

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

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ate:	6/6/25	Hearing Officer:	in L Hagrand		
		CERTIFICATE OF S	ERVICE		
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.					
 Da	ite		Signature		

### **STATE OF MICHIGAN Dangerous Building** CITY OF DETROIT FINDINGS OF FACT **Show Cause Hearing DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS** PROPERTY ADDRESS: **HEARING OFFICER** 14081 Kentucky **ADMINISTRATIVE** APPEALS BUREAU **BSEED CASE NO:** DNG2010-26450 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Telephone No. 313-224-0098 Department: Property Owner & Address: Buildings Safety Engineering & Environmental Kimmie Reed Department 4215 Larchmont 2 Woodward Ave., Room 402 Detroit, MI 48204 Detroit, MI 48226

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:	Por	$\mathcal{L}$	Hogwood	
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### **CERTIFICATE OF SERVICE**

I certify that on this date a copy of this Order was served by certif	fied 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: 14081 Kentucky

BSEED CASE NO: DNG2010-26450

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:

Karla Torres 4427 Casper Detroit, MIK 48210

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:	Then I	Daguard
				U

### **CERTIFICATE OF SERVICE**

Date	Signature	

# STATE OF MICHIGAN CITY OF DETROIT FINDINGS OF FACT **DEPARTMENT OF** AND ORDER OF **APPEALS & HEARINGS HEARING OFFICER ADMINISTRATIVE** APPEALS BUREAU

**Dangerous Building Show Cause Hearing** 

**PROPERTY ADDRESS:** 12293 Kilbourne

**BSEED CASE NO:** DNG2016-01001

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: Binge Investments LLC 22349 Atlantic Pointe Farmington Hills, MI 48336

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:** 

- (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

ate:	6/6/25	Hearing Officer: Ren L Hagnord	
		CERTIFICATE OF SERVICE	
I c	ertify that on this dressed to the ov	date a copy of this Order was served by certified mail, return receipt requerner at the owner's address listed above and by posting on the property address	sted ess.
	nte.	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: 15717 Prevost

BSEED CASE NO: DNG2024-02120

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: Sherdard & Carolyn Brison 15717 Prevost Detroit, MI 48234

**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:

- (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:	Ten L Barro	
			•	0

### **CERTIFICATE OF SERVICE**

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: 15717 Prevost

BSEED CASE NO: DNG2024-02120

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: Tiffney S Ricks- Andrews 15703 Prevost Detroit, MI 48227

**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:

- (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: The L Bayrow	
		CERTIFICATE OF SERVICE	

Date	Signature	

### STATE OF MICHIGAN **Dangerous Building** CITY OF DETROIT **Show Cause Hearing** FINDINGS OF FACT **DEPARTMENT OF** AND ORDER OF APPEALS & HEARINGS PROPERTY ADDRESS: **HEARING OFFICER** 9641 Rutherford **ADMINISTRATIVE APPEALS BUREAU BSEED CASE NO:** DNG2010-28254 Telephone No. 313-224-0098 Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226 Property Owner & Address: Department: Buildings Safety Engineering & Environmental Hassan M Ali 30835 W Ten Mile Rd, #5048 Department Farmington Hills, MI 48336 2 Woodward Ave., Room 402 Detroit, MI 48226

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:

- (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

uilding be DEMO	LISHED.	0 41 /
Date: 6/6/25	Hearing Officer:	I Hagron
	CERTIFICATE OF SERVI	CE
I certify that or addressed to th	n this date a copy of this Order was served by certi- le owner at the owner's address listed above and by	fied mail, return receipt requested y posting on the property address.
Date	Signati	ure

# STATE OF MICHIGAN 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: 9978 Stahelin

BSEED CASE NO: DNG2025-00828

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: Marcus Byers Jr.

3811 Hillcrest Ct. Warren, MI 48092

**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:

- (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: The L Harrison

### CERTIFICATE OF SERVICE

Date	Signature	Т