

Date: June 23rd, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for June 13th, 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 13th, 2025, in accordance with Section 8-17-24(d) of the 2019 Detroit City Code. These matters are to be scheduled for a show cause hearing before City Council not less than 30 days after the date of hearing. See City Code Section 8-17-25(a).

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 12780 ALCOY

BSEED CASE NO: DNG2014-01765

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

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

PROPERTY ADDRESS: 12780 ALCOY HEARING DATE: JUNE 13TH

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: JUNE 13TH	Hearing Officer:	Off	

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

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 17154 ALCOY

BSEED CASE NO: DNG2020-01573

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

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

PROPERTY ADDRESS: 17154 ALCOY HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: JUNE 13TH, 2025	Hearing Officer:	Squigation	1.1. Thurdenes

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Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 17154 ALCOY

BSEED CASE NO: DNG2020-01573

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:

TATIANA CROSBY 10007 MCKINNEY ST DETROIT, MI 48224

PROPERTY ADDRESS: 17154 ALCOY HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: JUNE 13TH, 2025	Hearing Officer:	Angelita	M. Martinez

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Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 17179 ALCOY

BSEED CASE NO: DNG2015-01501

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

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

PROPERTY ADDRESS: 17179 ALCOY HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: JUNE 13TH, 2025	Hearing Officer:	Spragutati	11). Thuranes

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CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 17179 ALCOY

BSEED CASE NO: DNG2015-01501

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:

MAREECUS LUNSFORD 10210 E OUTER DR DETROIT, MI 48224

PROPERTY ADDRESS: 17179 ALCOY HEARING DATE: JUNE 13TH, 2025

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Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 20067 AVON

BSEED CASE NO: DNG2012-02667

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:

REE LLC 32985 HAMILTON CT, STE 222 FARMINGTON HILLS, MI 48334

Angelita M. Martinez

PROPERTY ADDRESS: 20067 AVON HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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Date: JUNE 13TH, 2025

Hearing Officer:

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

ADMINISTRATIVE APPEALS BUREAU

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

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 20067 AVON

BSEED CASE NO: DNG2012-02667

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:

ABC1 LLC 17340 W 12 MILE RD, STE 207 **SOUTHFIELD, MI 48076**

PROPERTY ADDRESS: 20067 AVON HEARING DATE: JUNE 13TH, 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. Mrs. lita. M. Mastines

Date: JUNE 13TH, 2025	Hearing Officer:	Migran	17.7.1000	
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CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 20519 BARLOW

BSEED CASE NO: DNG2010-29873

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

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

PROPERTY ADDRESS: 20519 BARLOW HEARING DATE: JUNE 13TH, 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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learing Officer:	Angelita	41).4 hartinez
	earing Officer:	earing Officer: Maclita

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Date	Signature	

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

ADMINISTRATIVE APPEALS BUREAU

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

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: **20519 BARLOW**

BSEED CASE NO: DNG2010-29873

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:

KAMEENA PARKER 20020 PARKSIDE ST ST. CLAIR SHORES, MI 48080

PROPERTY ADDRESS: 20519 BARLOW HEARING DATE: JUNE 13TH, 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. Man like M Mastines

Date: JUNE 13TH, 2025	Hearing Officer:	Sprigation	11.1.1000

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Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 3027 CADILLAC

BSEED CASE NO: DNG2020-02131

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:

TERRANCE EVANS & DENESE MARIE DAVIS 3035 CADILLAC BLVD DETROIT, MI 48214

PROPERTY ADDRESS: 3027 CADILLAC HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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Date: JUNE 13TH, 2025	Hearing Officer:	Spracutal	71.4 havenez,

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Date	Signature	_

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 3975 CASS

BSEED CASE NO: DNG2025-00438

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: THE PIERCE AND HILL HARPER ARTS FOUNDATION 670 W BOSTON DETROIT, MI 48202

PROPERTY ADDRESS: 3975 CASS HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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Date: JUNE 13TH, 2025	Hearing Officer:	7

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Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 900 CLAIRMOUNT

BSEED CASE NO: DNG2010-15889

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:

CYNTHIA C GRIGGS 18455 JAMES COUZENS FWY DETROIT, MI 48235

PROPERTY ADDRESS: 900 CLAIRMOUNT HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 8261 COLFAX

BSEED CASE NO: DNG2024-01791

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

Telephone No. 313-224-0098

Department:

Date

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

Property Owner & Address:

OSCAR HUERTA-NINO 4009 CLIPPERT ST DETROIT, MI 48210

PROPERTY ADDRESS: 8261 COLFAX HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: JUNE 13TH, 2025	Hearing Officer: Angelita M. Martinez,
	CERTIFICATE OF SERVICE
I certify that on this date a addressed to the owner at	a copy of this Order was served by certified mail, return receipt requested the owner's address listed above and by posting on the property address.

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: 17350 COOLEY

BSEED CASE NO: DNG2018-02182

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:

THE KINECT GROUP LLC 14002 NORTH 57TH WAY SCOTTSDALE, AZ 85254

PROPERTY ADDRESS: 17350 COOLEY HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: JUNE 13TH, 2025	Hearing Officer:	Syrigania	77:70000

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Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 19120 W DAVISON

BSEED CASE NO: DNG2020-02126

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:

19120 W DAVISON LLC 2222 W GRAND RIVER AVE, SUITE A OKEKMOS, MI 48864

PROPERTY ADDRESS: 19120 W DAVISON HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: JUNE 13TH, 2025	Hearing Officer: _	Spragulata	71.71000000

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Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 2749 ELMHURST

BSEED CASE NO: DNG2010-22411

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:

TOMMY SMITH 5535 NEWPORT ST DETROIT, MI 48213

PROPERTY ADDRESS: 2749 ELMHURST HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: JUNE 13TH, 2025

Hearing Officer:

Whogelita M. Mastines

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Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 8068 EMILY

BSEED CASE NO: DNG2017-02108

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:

ANTONIO GREEN 19920 BENTLER DETROIT, MI 48219

PROPERTY ADDRESS: 8068 EMILY HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 14198 EVERGREEN

BSEED CASE NO: DNG2020-00031

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

Telephone No. 313-224-0098

Department:

Date

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

Property Owner & Address:

BERTIE E LEAK-WILKERSON 21051 JAMES COUZENS DETROIT, MI 48235

PROPERTY ADDRESS: 14198 EVERGREEN HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	Sprigetta	11. Thavanes,

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.	1

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: 18108 FAIRPORT

BSEED CASE NO: DNG2012-01425

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:

AMERICAN HERITAGE REAL ESTATE LLC 112 CAPITOL TRAIL, SUITE A NEWARK, DE 19711

PROPERTY ADDRESS: 18108 FAIRPORT HEARING DATE: JUNE 13TH, 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.

Hearing Officer:	M. Thartines,	
	Hearing Officer:	Hearing Officer: Angelita 19. Thattines

I certify that on this date a copy of this Order was se addressed to the owner at the owner's address listed	rved by certified mail, return receipt requested 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: 4528 FARMBROOK

BSEED CASE NO: DNG2011-05332

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

Telephone No. 313-224-0098

Department:

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

2 Woodward Ave., Room 402 Detroit, MI 48226

Property Owner & Address:

DARIUS A SCOTT 11226 KENNEBEC DETROIT, MI 48205

PROPERTY ADDRESS: 4528 FARMBROOK HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	Angelita	M. Martinez	

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

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 2559 GARLAND

BSEED CASE NO: DNG2010-11220

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

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

PROPERTY ADDRESS: 2559 GARLAND HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

ate: JUNE 13TH, 2025	Hearing Officer: Angelita M. Martines	>
	CERTIFICATE OF SERVICE	
I certify that on this date a addressed to the owner at	copy of this Order was served by certified mail, return receipt the owner's address listed above and by posting on the propert	requested y 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: 2559 GARLAND

BSEED CASE NO: DNG2010-11220

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:

FE EN CLEANING SERVICES 5952 HIPP STREET TAYLOR, MI 48180

PROPERTY ADDRESS: 2559 GARLAND HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	Sprigation	1.1. Thousands

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

Date	Signature

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

ADMINISTRATIVE APPEALS BUREAU

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

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 13661 GLENWOOD

BSEED CASE NO: DNG2018-00457

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

Date

Property Owner & Address:

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

PROPERTY ADDRESS: 13661 GLENWOOD HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer: Angelita	M. Martinez

CERTIFICATE OF SERVICE

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

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: 13661 GLENWOOD

BSEED CASE NO: DNG2018-00457

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:

JANA JEFFERSON 1100 FIELD DETROIT, MI 48214

PROPERTY ADDRESS: 13661 GLENWOOD HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer: Angelita M. Martinea,	

I certify that on this date a copy of this Order was served by certified mail, re-	turn 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: 18100 GOULBURN

BSEED CASE NO: DNG2010-05129

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:

WILLIAM VANHOOK JR 26400 BLUMFILED ROSEVILLE, MI 48086

PROPERTY ADDRESS: 18100 GOULBURN HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer: Myclita 47). Thartines
Date: JUNE 13TH, 2025	Hearing Officer:

I certify that on this date a copy of this Order was served addressed to the owner at the owner's address listed above	d by certified mail, return receipt requested ove 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: 18063 MACKAY

BSEED CASE NO: DNG2024-01083

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:

KOWSAR KHAN 2025 ROSEANN DR STERLING HEIGHTS, MI 48314

PROPERTY ADDRESS: 18063 MACKAY HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

ate: JUNE 13TH, 2025	Hearing Officer:	Angelita M. Martinez,
	CERTIFICAT	TE OF SERVICE
I certify that on this date a addressed to the owner at	a copy of this Order was the owner's address list	served by certified mail, return receipt requested ed above and by posting on the property address.
Date		Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 3361 PASADENA

BSEED CASE NO: DNG2025-00806

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:

PRESTINA LEE 15775 APPOLINE ST DETROIT, MI 48227

PROPERTY ADDRESS: 3361 PASADENA HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	Angelita	M. Martinez

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

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: 3361 PASADENA

BSEED CASE NO: DNG2025-00806

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:

PRESTON & MARILYN LEE 3036 RICHTON DETROIT, MI 48206

PROPERTY ADDRESS: 3361 PASADENA HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer: Martines.
Jate: JUNE 13TH, 2025	Hearing Officer:

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

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 13935 ROCKDALE

BSEED CASE NO: DNG2022-01661

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

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

PROPERTY ADDRESS: 13935 ROCKDALE HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	71).71000000

I	certify that on this date a copy of this Order was served by certified mail, return receipt requested
8	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: 13935 ROCKDALE

BSEED CASE NO: DNG2022-01661

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:

READY INVESTMENTS LLC **12826 DALE ST** DETROIT, MI 48223

PROPERTY ADDRESS: 13935 ROCKDALE HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	Angelita M. Thartinez
Date: JUNE 13TH, 2025	Hearing Officer:	04.90

CERTIFICATE OF SERVICE

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

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: 7230 ROSEMONT

BSEED CASE NO: DNG2025-00801

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:

JUSTIN ROXBURY LLC 3759 LOCH BEND DR COMMERCE TOWNSHIP, MI 48342

PROPERTY ADDRESS: 7230 ROSEMONT HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	Sgrigottic	11. Thursday

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 p	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: 13900 SARATOGA

BSEED CASE NO: DNG2025-00437

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:

SHANNON K LEE 13900 SARATOGA DETROIT, MI 48205

PROPERTY ADDRESS: 13900 SARATOGA HEARING DATE: JUNE 13TH, 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. Angelita M. Martinez.

Date: JUNE 13TH, 2025

Hearing Officer:

I c	tify that on this date a copy of this Order was served by certified mail, return receipt reque	ested
ad	ressed to the owner at the owner's address listed above and by posting on the property address	ress.

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: 14928 SORRENTO

BSEED CASE NO: DNG2010-36428

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:

CURTIS WHITE 9346 WYOMING DETROIT, MI 48204

PROPERTY ADDRESS: 14928 SORRENTO HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

ate: JUNE 13TH, 2025	Hearing Officer:	Ingulata 71.4 hartines
	CERTIFICATE O	OF SERVICE
I certify that on this date and addressed to the owner at	a copy of this Order was serv the owner's address listed ab	ed by certified mail, return receipt requested bove 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: 2063 TAYLOR

BSEED CASE NO: DNG2025-00445

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:

JACQUELINE TURNER 2010 TAYLOR DETROIT, MI 48206

PROPERTY ADDRESS: 2063 TAYLOR HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

ate: JUNE 13TH, 2025	Hearing Officer:	Amaelita 91.4 hartines.
	CERTIFICAT	TE OF SERVICE
I certify that on this date a addressed to the owner at	a copy of this Order was the owner's address liste	served by certified mail, return receipt requested ed above and by posting on the property address.
Date		Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 9794 TRAVERSE

BSEED CASE NO: DNG2024-01009

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:

ROBERT SMITH III 5578 MONTCLAIR DETROIT, MI 48213

PROPERTY ADDRESS: 9794 TRAVERSE HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025 Hearing Officer:	Angelita M. Martinez,
--	-----------------------

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
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: 20167 YACAMA

BSEED CASE NO: DNG2010-00693

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

Telephone No. 313-224-0098

Department:

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

Detroit, MI 48226

Property Owner & Address:

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

PROPERTY ADDRESS: 20167 YACAMA HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	Angelita	M. Martinez

I certify that on this date a copy of this Order was serviced	ved by certified mail, return receipt requested
addressed to the owner at the owner's address listed a	bove 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: 20167 YACAMA

BSEED CASE NO: DNG2010-00693

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

DANA HUDSON 14058 ROSSINI DR DETROIT, MI 48205

PROPERTY ADDRESS: 20167 YACAMA HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	Angelita M. Martinez,	
CERTIFICATE OF SERVICE			
I certify that on this date a addressed to the owner at	a copy of this Order was se the owner's address listed	erved by certified mail, return receipt requested 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: 3602 MITCHELL

BSEED CASE NO: DNG2019-01810

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

Telephone No. 313-224-0098

Department:

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

Property Owner & Address:

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

PROPERTY ADDRESS: 3602 MITHCELL

HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: JUNE 13TH, 2025 Hearing Officer: Angelita M. Martines,

CERTIFICATE OF SERVICE

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

Date	Signature	

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 3602 MITCHELL

BSEED CASE NO: DNG2019-01810

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:**

GERARD WHITE 60 EDISON DETROIT, MI 48202

PROPERTY ADDRESS: 3602 MITHCELL

HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date: JUNE 13 TH , 2025 Hearing Offi	Hearing Officer:	Sprogetata 71. Thartines	71. Thartines	

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

Date	Signature

CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS

ADMINISTRATIVE APPEALS BUREAU

FINDINGS OF FACT AND ORDER OF HEARING OFFICER

Dangerous Building Show Cause Hearing

PROPERTY ADDRESS: 3968 16TH

BSEED CASE NO: DNG2014-04953

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

Telephone No. 313-224-0098

Department:

Date

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

Property Owner & Address:

ROBERT REYES 28107 LITTLE MACK AVE ST. CLAIR SHORES, MI 48081

PROPERTY ADDRESS: 3968 16TH HEARING DATE: JUNE 13TH, 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: JUNE 13TH, 2025	Hearing Officer:	Sqrqcam	

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

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: 12780 ALCOY

BSEED CASE NO: DNG2014-01765

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:

ANTHONY COOPER 17342 NORBORNE REDFORD, MI 48240

PROPERTY ADDRESS: 12780 ALCOY HEARING DATE: JUNE 13TH, 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.

I certify that on this date a copy of this Order was served by certified mail, return receipt reques addressed to the owner at the owner's address listed above and by posting on the property addressed to the owner at the owner's address listed above and by posting on the property addressed to the owner at the owner's address listed above and by posting on the property addressed to the owner at the owner's addressed to the owner's addresse		
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: 13939 MANOR

BSEED CASE NO: DNG2019-00182

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:

SHARON D MCWILLIAMS 7416 DEEP RUN LANE, #1413 BLOOMFIELD HILLS, MI 48301

PROPERTY ADDRESS: 13939 MANOR

HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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

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

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

Date:	JUNE 13 TH , 2025	Hearing Officer:	Angelota 71. Thattines	

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