



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).

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| <p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p> | <p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p align="center"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 12780 ALCOY</p> <p>BSEED CASE NO: DNG2014-01765</p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p> |
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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: Angelita M. Martinez

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
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| <p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p> | <p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 17154 ALCOY</p> <p>BSEED CASE NO: DNG2020-01573</p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p> |
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PROPERTY ADDRESS: 17154 ALCOY HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: TATIANA CROSBY 10007 MCKINNEY ST DETROIT, MI 48224</p> |
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PROPERTY ADDRESS: 17154 ALCOY HEARING DATE: JUNE 13TH, 2025

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|--|--|--|

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

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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|---|
| <p>Property Owner & Address: MAREECUS LUNSFORD 10210 E OUTER DR DETROIT, MI 48224</p> |
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PROPERTY ADDRESS: 17179 ALCOY HEARING DATE: JUNE 13TH, 2025

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

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: REE LLC 32985 HAMILTON CT, STE 222 FARMINGTON HILLS, MI 48334</p> |
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PROPERTY ADDRESS: 20067 AVON HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: ABC1 LLC 17340 W 12 MILE RD, STE 207 SOUTHFIELD, MI 48076</p> |
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PROPERTY ADDRESS: 20067 AVON HEARING DATE: JUNE 13TH, 2025

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

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

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, STE 1200 DETROIT, MI 48226</p> |
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PROPERTY ADDRESS: 20519 BARLOW HEARING DATE: JUNE 13TH, 2025

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|--|--|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: KAMEENA PARKER 20020 PARKSIDE ST ST. CLAIR SHORES, MI 48080</p> |
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PROPERTY ADDRESS: 20519 BARLOW HEARING DATE: JUNE 13TH, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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|--|---|--|

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

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: TERRANCE EVANS & DENESE MARIE DAVIS 3035 CADILLAC BLVD DETROIT, MI 48214</p> |
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PROPERTY ADDRESS: 3027 CADILLAC HEARING DATE: JUNE 13TH, 2025

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Hearing Officer: Angelita M. Martinez

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|--|---|--|

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

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: THE PIERCE AND HILL HARPER ARTS FOUNDATION 670 W BOSTON DETROIT, MI 48202</p> |
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PROPERTY ADDRESS: 3975 CASS HEARING DATE: JUNE 13TH, 2025

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

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

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: CYNTHIA C GRIGGS 18455 JAMES COUZENS FWY DETROIT, MI 48235</p> |
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PROPERTY ADDRESS: 900 CLAIRMOUNT HEARING DATE: JUNE 13TH, 2025

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| <p>Property Owner & Address: OSCAR HUERTA-NINO 4009 CLIPPERT ST DETROIT, MI 48210</p> |
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PROPERTY ADDRESS: 8261 COLFAX HEARING DATE: JUNE 13TH, 2025

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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|---|
| <p>Property Owner & Address: THE KINECT GROUP LLC 14002 NORTH 57TH WAY SCOTTSDALE, AZ 85254</p> |
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PROPERTY ADDRESS: 17350 COOLEY HEARING DATE: JUNE 13TH, 2025

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Date

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| | | |
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| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 19120 W DAVISON</p> <p>BSEED CASE NO: DNG2020-02126</p> |
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: 19120 W DAVISON LLC 2222 W GRAND RIVER AVE, SUITE A OKEKMOS, MI 48864</p> |
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PROPERTY ADDRESS: 19120 W DAVISON 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 requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

| | | |
|--|---|--|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 2749 ELMHURST</p> <p>BSEED CASE NO: DNG2010-22411</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: TOMMY SMITH 5535 NEWPORT ST DETROIT, MI 48213</p> |
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PROPERTY ADDRESS: 2749 ELMHURST 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 requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 8068 EMILY</p> <p>BSEED CASE NO: DNG2017-02108</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: ANTONIO GREEN 19920 BENTLER DETROIT, MI 48219</p> |
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PROPERTY ADDRESS: 8068 EMILY 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 requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

| | | |
|--|---|--|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 14198 EVERGREEN</p> <p>BSEED CASE NO: DNG2020-00031</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: BERTIE E LEAK-WILKERSON 21051 JAMES COUZENS DETROIT, MI 48235</p> |
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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: Angelita M. Martinez

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 18108 FAIRPORT</p> <p>BSEED CASE NO: DNG2012-01425</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: AMERICAN HERITAGE REAL ESTATE LLC 112 CAPITOL TRAIL, SUITE A NEWARK, DE 19711</p> |
|--|

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.

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

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 4528 FARMBROOK</p> <p>BSEED CASE NO: DNG2011-05332</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: DARIUS A SCOTT 11226 KENNEBEC DETROIT, MI 48205</p> |
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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

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
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| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 2559 GARLAND</p> <p>BSEED CASE NO: DNG2010-11220</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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|---|
| <p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p> |
|---|

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: Angelita M. Martinez

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 2559 GARLAND</p> <p>BSEED CASE NO: DNG2010-11220</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: FE EN CLEANING SERVICES 5952 HIPPO STREET TAYLOR, MI 48180</p> |
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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: Angelita M. Martinez

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 13661 GLENWOOD</p> <p>BSEED CASE NO: DNG2018-00457</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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|---|
| <p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p> |
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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 requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 13661 GLENWOOD</p> <p>BSEED CASE NO: DNG2018-00457</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: JANA JEFFERSON 1100 FIELD DETROIT, MI 48214</p> |
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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:

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

Date

Signature

| | | |
|---|--|--|
| <p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p> | <p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 18100 GOULBURN</p> <p>BSEED CASE NO: DNG2010-05129</p> |
|---|--|--|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: WILLIAM VANHOOK JR 26400 BLUMFILED ROSEVILLE, MI 48086</p> |
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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: Angelita M. Martinez

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

| | | |
|---|--|--|
| STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU | FINDINGS OF FACT AND ORDER OF HEARING OFFICER | <u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 18063 MACKAY BSEED CASE NO: DNG2024-01083 |
|---|--|--|

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

Telephone No. 313-224-0098

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|--|
| Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226 |
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| Property Owner & Address: KOWSAR KHAN 2025 ROSEANN DR STERLING HEIGHTS, MI 48314 |
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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.

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

Date

Signature

| | | |
|--|---|--|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3361 PASADENA</p> <p>BSEED CASE NO: DNG2025-00806</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: PRESTINA LEE 15775 APPOLINE ST DETROIT, MI 48227</p> |
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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

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
|--|---|--|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3361 PASADENA</p> <p>BSEED CASE NO: DNG2025-00806</p> |
|--|---|--|

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

Telephone No. 313-224-0098

| |
|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: PRESTON & MARILYN LEE 3036 RICHTON DETROIT, MI 48206</p> |
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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,

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
|--|--|---|
| <p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p> | <p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 13935 ROCKDALE</p> <p>BSEED CASE NO: DNG2022-01661</p> |
|--|--|---|

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

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p> |
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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. Martinez

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 13935 ROCKDALE</p> <p>BSEED CASE NO: DNG2022-01661</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: READY INVESTMENTS LLC 12826 DALE ST DETROIT, MI 48223</p> |
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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. Martinez

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
|--|--|---|
| <p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p> | <p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 7230 ROSEMONT</p> <p>BSEED CASE NO: DNG2025-00801</p> |
|--|--|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: JUSTIN ROXBURY LLC 3759 LOCH BEND DR COMMERCE TOWNSHIP, MI 48342</p> |
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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: 

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 13900 SARATOGA</p> <p>BSEED CASE NO: DNG2025-00437</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: SHANNON K LEE 13900 SARATOGA DETROIT, MI 48205</p> |
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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.

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

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 14928 SORRENTO</p> <p>BSEED CASE NO: DNG2010-36428</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: CURTIS WHITE 9346 WYOMING DETROIT, MI 48204</p> |
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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.

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

Date _____

Signature _____

| | | |
|--|---|--|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 2063 TAYLOR</p> <p>BSEED CASE NO: DNG2025-00445</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: JACQUELINE TURNER 2010 TAYLOR DETROIT, MI 48206</p> |
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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.

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

Date

Signature

| | | |
|--|---|--|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 9794 TRAVERSE</p> <p>BSEED CASE NO: DNG2024-01009</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: ROBERT SMITH III 5578 MONTCLAIR DETROIT, MI 48213</p> |
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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

CERTIFICATE OF SERVICE

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

Date

Signature

| | | |
|--|---|---|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 20167 YACAMA</p> <p>BSEED CASE NO: DNG2010-00693</p> |
|--|---|---|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p> |
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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 copy of this Order was served by certified mail, return receipt requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature

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| <p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p> | <p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 20167 YACAMA</p> <p>BSEED CASE NO: DNG2010-00693</p> |
|---|--|--|

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

Telephone No. 313-224-0098

| | |
|---|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> | <p>Property Owner & Address: DANA HUDSON 14058 ROSSINI DR DETROIT, MI 48205</p> |
|---|---|

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:

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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: JUNE 13TH, 2025

Hearing Officer: Angelita M. Martinez

CERTIFICATE OF SERVICE

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Date

Signature

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| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3602 MITCHELL</p> <p>BSEED CASE NO: DNG2019-01810</p> |
|--|---|--|

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

Telephone No. 313-224-0098

| |
|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, SUITE 1200 DETROIT, MI 48226</p> |
|---|

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:

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

Date

Signature

| | | |
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| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3602 MITCHELL</p> <p>BSEED CASE NO: DNG2019-01810</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: GERARD WHITE 60 EDISON DETROIT, MI 48202</p> |
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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:

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

Date

Signature

| | | |
|--|---|--|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3968 16TH</p> <p>BSEED CASE NO: DNG2014-04953</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: ROBERT REYES 28107 LITTLE MACK AVE ST. CLAIR SHORES, MI 48081</p> |
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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:

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

Date

Signature

| | | |
|---|--|--|
| <p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p> | <p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 12780 ALCOY</p> <p>BSEED CASE NO: DNG2014-01765</p> |
|---|--|--|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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|--|
| <p>Property Owner & Address: ANTHONY COOPER 17342 NORBORNE REDFORD, MI 48240</p> |
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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:

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

Date

Signature

| | | |
|--|---|--|
| <p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p> | <p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p> | <p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 13939 MANOR</p> <p>BSEED CASE NO: DNG2019-00182</p> |
|--|---|--|

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

Telephone No. 313-224-0098

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|---|
| <p>Department: Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p> |
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| <p>Property Owner & Address: SHARON D MCWILLIAMS 7416 DEEP RUN LANE, #1413 BLOOMFIELD HILLS, MI 48301</p> |
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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 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 requested addressed to the owner at the owner's address listed above and by posting on the property address.

Date

Signature