



**BUILDINGS, SAFETY ENGINEERING
AND ENVIRONMENTAL DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan 48226

Phone 313•224•2733 TTY:
Fax 313•224•1467
www.detroitmi.gov/BSEED

July 9, 2025

HONORABLE CITY COUNCIL

**RE: RECOMMENDATION FOR DEFERRAL
ADDRESS: 17600 Joy Rd
Owner: Atef Hamad
Demolition Ordered: October 23, 2023**

In response to the request for a deferral of the demolition order on the property noted above, the Buildings, Safety Engineering and Environmental Department (BSEED) submits the following information:

A special inspection conducted on June 12, 2025 revealed that the building is secure and appears to be sound and repairable. The owner has paid all taxes and is current. The proposed use of the property is owner's use and occupancy. **This is the 1st deferral request for this property.**

Therefore, we respectfully recommend that the demolition order be deferred for a period of six months subject to the following conditions:

1. **A permit for rehabilitation work shall be applied for within ten (10) business days from the date of the City Council decision.**
2. **BSEED will schedule a Progress Inspection within forty-five (45) calendar days from the date of the rehabilitation permit to determine whether substantial progress has been made. Thereafter, the owner must submit to BSEED detailed inspection reports, with photos showing evidence of the work completed, every forty-five (45) calendar days, for the duration of the rehabilitation work, to demonstrate that substantial progress has been made during the approved time frame for rehabilitation.**
3. **The building shall have all imminently hazardous conditions immediately corrected, be maintained, and securely barricaded until rehabilitation is complete. Rehabilitation work is to be completed within six (6) months, at which time the owner will obtain one of the following from this department:**
 - **Certificate of Acceptance related to building permits**
 - **Certificate of Approval as a result of a Housing Inspection**
 - **Certificate of Compliance, required for all rental properties**
4. **The owner shall not occupy or allow occupancy of the structure without a certificate (as outlined above).**



RE: 17600 Joy RD

July 9, 2025

Page 2

5. **The yards shall be maintained clear of overgrown vegetation, weeds, junk and debris at all times.**

6. **Prior to seeking a permit extension, the owner must contact BSEED and request to extend the deferral period.**

We recommend that utility disconnect actions cease to allow the progress of the rehabilitation.

At the end of the deferral period, the owner must contact this department to arrange an inspection to evidence that the conditions of the deferral have been satisfied and that there has been substantial progress toward rehabilitation. If the building becomes open to trespass or if conditions of the deferral are not followed, the deferral may be rescinded by the City Council at any time, and we may proceed with demolition without further notice. In addition, pursuant to the Property Maintenance Code we will issue a Blight Violation Notice.

Any request exceeding three (3) deferrals must be made by petition to the City Council through the office of the City Clerk.

Respectfully submitted,

Arthur Rushin
Chief Enforcement Officer

AR:sl

Cc: **Atef Hamad 7933 Neckel st, Dearborn MI 48126**
Atefd7@aol.com

DNG2010-20574

[Update](#) [Reset](#) [View Log](#) [Reports](#) [Help](#)

Updated successfully.

Record #

[DNG2010-20574](#)

Unit Nbr

Floor

Address

17600 JOY ROAD, Detroit, Michigan 48228


Created By ACA

No

Inspection Type *

Dang Bldg Deferral Inspection

Request Date

06/13/2025 

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

06/12/2025 

Scheduled Start Time

∨ : ∨ AM ∨

Inspector * [Current User](#)

Ernest Thompson ∨

Department * [Current Department](#)

DNG - Dangerous Bldg Inspector ∨

Inspection Date

06/12/2025 

Status *

Vacant And Secure ∨

Record Comments

Result Comment  [Standard Comments](#)

Out on a Deferral Insp.,
Found 1- sty brick comm. bldg.
Vacant & Secure.
Yard maintained
Building maintained, ext. newly painted,
VPO2025-00525
Rec: Approve Deferral.

[check spelling](#)



Inspector Thompson
June 12, 2025 1:12 PM



Inspector Thompson
June 12, 2025 1:10 PM



Inspector Thompson
June 12, 2025 1:11 PM



Inspector Thompson
June 12, 2025 1:10 PM