



Date: September 2, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for August 29th, 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 August 29th, 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).

<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: 14219 ELMDALE</p> <p>BSEED CASE NO: DNG2010-07489</p>
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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: The Mona Walker Revocable Trust 1501 E CARSON ST #8 CARSON, CA 90745</p>

PROPERTY ADDRESS: 14219 ELMDALE

HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025

Hearing Officer: *Ron L. Hayward*

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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 14330 EVERGREEN</p> <p>BSEED CASE NO: DNG2023-01284</p>
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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:
ROBIN WILLIS
23922 BARTON ST
LAKE FOREST, CA 92630


PROPERTY ADDRESS: 14330 EVERGREEN HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: 

CERTIFICATE OF SERVICE

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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: 14330 EVERGREEN</p> <p>BSEED CASE NO: DNG2023-01284</p>
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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: ROBIN WILLIS 9407 SPECTRUM IRVINE, CA 92618</p>

PROPERTY ADDRESS: 14330 EVERGREEN HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: 

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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:
ROYAL LAKES CAPITAL
2385 NW EXECUTIVE CENTER DR, STE 100
BOCA RATON, FL 33431

PROPERTY ADDRESS: 15713 FIEDLING

HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: 

CERTIFICATE OF SERVICE

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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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 17541 FLEMING</p> <p>BSEED CASE NO: DNG2012-06755</p>
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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: MYRAN MOUSSIGNAC 8725 SW 177TH ,STE 1200 PALMETTO, FL 33157</p>

PROPERTY ADDRESS: 17541 FLEMING

HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: Tom L Hayward

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 style="text-align: center;">STATE OF MICHIGAN</p> <p style="text-align: center;">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p style="text-align: center;">ADMINISTRATIVE APPEALS BUREAU</p>	<p style="text-align: center;">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p style="text-align: center;"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 11421 FORRER</p> <p>BSEED CASE NO: DNG2023-01497</p>
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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: BLACK MULE LLC 11000 W MCNICHOLS RD #323 #1213 DETROIT, MI 48221</p>

PROPERTY ADDRESS: 11421 FORRER

HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: 

CERTIFICATE OF SERVICE

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Date

Signature

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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:
ANDRE E. KENO & REGINA V ROUSSELL
1781 E GRAND BLVD
DETROIT, MI 48211

PROPERTY ADDRESS: 1781 E GRAND HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: 

CERTIFICATE OF SERVICE

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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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5924 LINWOOD</p> <p>BSEED CASE NO: DNG2010-19930</p>
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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:
BRIANNA COX
8326 NORTHLAWN
DETROIT, MI 48204

PROPERTY ADDRESS: 5924 LINWOOD


HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: 

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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: DETROIT LAND BANK AUTHORITY 500 GRISWOLD, STE 1200 DETROIT, MI 48226</p>

PROPERTY ADDRESS: 5924 LINWOOD

HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: Ron L Hayward

CERTIFICATE OF SERVICE

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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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 6329 MACKENZIE</p> <p>BSEED CASE NO: DNG2010-33069</p>
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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:
8405 LIVERNOIS LLC
23756 MICHIGAN AVE, STE 100
DEARBORN, MI 48124

PROPERTY ADDRESS: 6329 MACKENZIE

HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: 

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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:
CATHY V POTTS
11720 WHITEHILL ST
DETROIT, MI 48224

PROPERTY ADDRESS: 10095 E OUTER

HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: 

CERTIFICATE OF SERVICE

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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:
ROSEDALE PROFESSIONAL SERVICES INC
18925 GRAND RIVER AVE
DETROIT, MI 48223

PROPERTY ADDRESS: 5525 PACIFIC HEARING DATE: AUGUST 29, 2025

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: AUGUST 29, 2025 Hearing Officer: 

CERTIFICATE OF SERVICE

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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:
WELLS FARGO BANK
1 HOME CAMPUS
DES MONIES, IA 50328

PROPERTY ADDRESS: 13903 RUTLAND

HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: 

CERTIFICATE OF SERVICE

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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:
MICHIGAN REAL TOKEN VII LLC
980 FEDERAL HIGHWAY, SUITE 110
BOCA RATON, FL 33432

PROPERTY ADDRESS: 13895 SARATOGA

HEARING DATE: AUGUST 29, 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

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

Property Owner & Address:
PERCY & EARTHA FORD
21451 THATCHER
DETROIT, MI 48219

PROPERTY ADDRESS: 21451 THATCHER

HEARING DATE: AUGUST 29, 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

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 Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 21451 THATCHER</p> <p>BSEED CASE NO: DNG2024-02063</p>
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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:

PERCY & EARTHA FORD
P.O BOX 35033
DETROIT, MI 48235

PROPERTY ADDRESS: 21451 THATCHER

HEARING DATE: AUGUST 29, 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: AUGUST 29, 2025 Hearing Officer: *Ron L. Hayward*

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