



Date: September 16, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for September 12, 2025

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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 September 12, 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>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p>PROPERTY ADDRESS: 6125 14TH</p> <p>BSEED CASE NO: DNG2010-23101</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:**  
SON OF DAVID MINISTRIES  
6100 14TH ST  
DETROIT, MI 48208

**PROPERTY ADDRESS: 6125 14TH**

**HEARING DATE: SEPTEMBER 12, 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: SEPTEMBER 12, 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

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Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 18848 BLOOM</b></p> <p><b>BSEED CASE NO: DNG2025-01621</b></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:**  
MICHIGAN REALTOKEN IX LLC  
ONE TOWNE SQ, FIFTH FLOOR  
SOUTHFIELD, MI 48076

**PROPERTY ADDRESS: 18848 BLOOM**

**HEARING DATE: SEPTEMBER 12, 2025**

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  JARIKA JOHNSON 15848 BRAMELL DETROIT, MI 48223</p>
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**PROPERTY ADDRESS: 15848 BRAMELL  
2025**

**HEARING DATE: SEPTEMBER 12,**

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

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Angelita M. Martinez

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b>  WAYNE COUNTY TREASURE 400 MONROE, 5TH FLOOR DETROIT, MI 48226</p>
--

**PROPERTY ADDRESS: 15848 BRAMELL  
2025**

**HEARING DATE: SEPTEMBER 12,**

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

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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:**  
MIDWEST USA ACQUISITIONS  
10022 WAYFAIR MEADOW CT  
CHARLOTTE, NC 28277

**PROPERTY ADDRESS: 19170 CARMAN  
2025**

**HEARING DATE: SEPTEMBER 12,**

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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:**  
M & F HOUSING LLC  
3364 BLOOMFIELD SHORE DR  
WEST BLOOMFIELD, MI 48323

**PROPERTY ADDRESS: 12642 CHELSEA  
2025**

**HEARING DATE: SEOTEMBER 12,**

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

**PROPERTY ADDRESS: 15340 DACOSTA  
2025**

**HEARING DATE: SEPTEMBER 12,**

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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:**  
DANIEL PEACOCK-HAWKINS  
7167 TAPPAN  
DETROIT, MI 48234

**PROPERTY ADDRESS: 15340 DACOSTA  
2025**

**HEARING DATE: SEPTEMBER 12,  
2025**

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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:**  
  
KASHKA WILLIAMS  
42807 FORD RD, APT 303  
CANTON, MI 48187

**PROPERTY ADDRESS: 20570 DRESDEN  
2025**

**HEARING DATE: SEPTEMBER 12,  
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:**  
CHRISTIAN & TAYLOR SMITH  
121 S GRAHAM AVE  
FATETTEVILLE, NC 72701

**PROPERTY ADDRESS: 14100 EDMORE DR  
2025**

**HEARING DATE: SEPTEMBER 12,**

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

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Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  20TH STREET DEVELOPMENT PROPERTY LLC 1600 CLAY ST DETROIT, MI 48211</p>
--

**PROPERTY ADDRESS: 5610 W FORT**

**HEARING DATE: SEPTEMBER 12, 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:**  
  
12027 GLENFIELD LLC  
11951 TIMKEN  
WARREN, MI 48089

**PROPERTY ADDRESS: 12027 GLENFIELD  
2025**

**HEARING DATE: SEPTEMBER 12,  
2025**

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

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
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<b>Property Owner &amp; Address:</b>  DETROIT LAND BANK AUTHORITY 500 GRISWOLD, STE 500 DETROIT, MI 48226
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**PROPERTY ADDRESS: 12027 GLENFIELD  
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**HEARING DATE: SEPTEMBER 12,**

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Signature

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>12027 GLENFIELD</b>  <b>BSEED CASE NO:</b> <b>DNG2022-00725</b>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
--

<b>Property Owner &amp; Address:</b>  CRB CAPITAL GROUP LLC 20016 MONICA ST DETROIT, MI 48221
---

**PROPERTY ADDRESS: 12027 GLENFIELD  
2025**

**HEARING DATE: SEPTEMBER 12,  
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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>1810 E GRAND BLVD</b>  <b>BSEED CASE NO:</b> <b>DNG2021-01275</b>
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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:**  
STATEWIDE PROPERTY INVESTMENTS LLC  
6725 DALY RD UNIT 250275  
WEST BLOOMFIELD, MI 48235

**PROPERTY ADDRESS: 1810 E GRAND BLVD  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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 &amp; HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 16756 GREENLAWN</b></p> <p><b>BSEED CASE NO: DNG2025-01250</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b> KELLY ONE INVESTMENTS LLC 14411 VASSAR DETROIT, MI 48235</p>
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**PROPERTY ADDRESS: 16756 GREENLAWN  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>12041 GREINER</b>  <b>BSEED CASE NO:</b> <b>DNG2014-07896</b>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
--

<b>Property Owner &amp; Address:</b>  DETROIT LAND BANK AUTHORITY 65 CADILLAC SQ, STE 3200 DETROIT, MI 48226
--

**PROPERTY ADDRESS: 12041 GREINER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 12041 GREINER</b></p> <p><b>BSEED CASE NO: DNG2014-07896</b></p>
---	--	--

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b>  MAKIYA BROWN 190 WAVERLY ST HIGHLAND PARK, MI 48203</p>
--

**PROPERTY ADDRESS: 12041 GREINER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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 &amp; HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p>PROPERTY ADDRESS: 12427 GREINER</p> <p>BSEED CASE NO: DNG2014-07944</p>
---	--	---

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b> DETROIT LAND BANK AUTHORITY 65 CADILLAC SQ DETROIT, MI 48226</p>
--

**PROPERTY ADDRESS: 12427 GREINER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 12427 GREINER</b></p> <p><b>BSEED CASE NO: DNG2014-07944</b></p>
---	--	--

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:**  
PIERCE KEUNG  
17 GATEVIEW DR  
WATERLOO, ON N2T 1A3

**PROPERTY ADDRESS: 12427 GREINER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>3723 GREUSEL</b>  <b>BSEED CASE NO:</b> <b>DNG2010-11780</b>
---	--	--

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:**  
SUNAMITA MORA MENDOZA FAMILY TRUST  
3743 GREUSEL  
DETROIT, MI 48210

**PROPERTY ADDRESS: 3723 GREUSEL  
2025**

**HEARING DATE: SEPTEMBER 12,  
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: SEPTEMBER 12, 2025

Hearing Officer: \_\_\_\_\_

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p align="center"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 5093 HILLSBORO</b></p> <p><b>BSEED CASE NO: DNG2020-01646</b></p>
---	--	---

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b>  DETROIT LAND BANK AUTHORITY 500 GRISWOLD, STE 1200 DETROIT, MI 48226</p>
---

**PROPERTY ADDRESS: 5093 HILLSBORO  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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 style="text-align: center;"><b>STATE OF MICHIGAN</b></p> <p style="text-align: center;"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p style="text-align: center;"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p style="text-align: center;"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p style="text-align: center;"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 5093 HILLSBORO</b></p> <p><b>BSEED CASE NO: DNG2020-01646</b></p>
--	---	--

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b>  KENNETH WRIGHT 215 BANNISTER ST FOSTORIA, OH 44830</p>
---

**PROPERTY ADDRESS: 5093 HILLSBORO  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 18590 HUNTINGTON</b></p> <p><b>BSEED CASE NO: DNG2025-01606</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b> RIPARIAN VPC MICHIGAN SFR PORTFOLIO LLC 1025 CATHEDRAL ST BALTIMORE, MD 21201</p>
---

**PROPERTY ADDRESS: 18590 HUNTINGTON  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>5356 JOY RD</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2010-18967</b></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:**  
DARIUS GUERIN  
2711 NW 87TH AVE  
CORAL SPRINGS, FL 33065

**PROPERTY ADDRESS: 5356 JOY RD**

**HEARING DATE: SEPTEMBER 12, 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: SEPTEMBER 12, 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.

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Date

\_\_\_\_\_  
Signature

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>19220 LANGHOLM</b>  <b>BSEED CASE NO:</b> <b>DNG2023-00592</b>
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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:**  
ALONTAE MAURICE PITTMAN  
11820 MINDEN ST  
DETROIT, MI 48205

**PROPERTY ADDRESS: 19220 LANGHOLM  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 2025

Hearing Officer: \_\_\_\_\_

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p style="text-align: center;"><b>STATE OF MICHIGAN</b></p> <p style="text-align: center;"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p style="text-align: center;"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p style="text-align: center;"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p style="text-align: center;"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 14263 LAUDER</b></p> <p><b>BSEED CASE NO: DNG2011-01752</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
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<p><b>Property Owner &amp; Address:</b>  DETROIT LAND BANK AUTHORITY 65 CADILLAC SQ, STE 2800 DETROIT, MI 48226</p>
---

**PROPERTY ADDRESS: 14263 LAUDER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 14263 LAUDER</b></p> <p><b>BSEED CASE NO: DNG2011-01752</b></p>
--	---	--

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b>  JOYL CANADA 18720 SALEM DETROIT, MI 48219</p>
--

**PROPERTY ADDRESS: 14263 LAUDER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>5400 MCDOUGALL</b>  <b>BSEED CASE NO:</b> <b>DNG2014-06860</b>
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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:**  
POLETOWN FARMS DETROIT LLC  
5341 JOSEPH CAMPAU AVE  
DETROIT, MI 48211

**PROPERTY ADDRESS: 5400 MCDOUGALL  
2025**

**HEARING DATE: SEPTEMBER 12,  
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: SEPTEMBER 12, 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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 1483 MONTCLAIR</b></p> <p><b>BSEED CASE NO: DNG2010-10054</b></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:**  
MARIO ZIPILVAN  
8845 WHITNEYVILLE AVE SE  
ALTO, MI 49302

**PROPERTY ADDRESS: 1483 MONTCLAIR  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 3161 E PALMER</b></p> <p><b>BSEED CASE NO: DNG2015-02285</b></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:**  
  
JOHN PALMER  
P.O BOX 9017  
SAN PEDRO, CA 90734

**PROPERTY ADDRESS: 3161 E PALMER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>3161 E PALMER</b>  <b>BSEED CASE NO:</b> <b>DNG2015-02285</b>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
--

<b>Property Owner &amp; Address:</b>  DETROIT LAND BANK AUTHORITY 500 GRISWOLD, STE 1200 DETROIT, MI 48226
--

**PROPERTY ADDRESS: 3161 E PALMER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>11401 PREST</b>  <b>BSEED CASE NO:</b> <b>DNG2024-00752</b>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
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<b>Property Owner &amp; Address:</b>  DLS MICHIGAN LLC 6551 CIRCULO DALI ANAHEIM, CA 92807
--

**PROPERTY ADDRESS: 11401 PREST**

**HEARING DATE: SEPTEMBER 12, 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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>14803 PREST</b>  <b>BSEED CASE NO:</b> <b>DNG2024-01509</b>
---	--	---

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:**  
  
RAHMA OSMAN  
1639 MINNESOTA AVE  
COLUMBUS, OH 43211

**PROPERTY ADDRESS: 14803 PREST**

**HEARING DATE: SEPTEMBER 12, 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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>13830 SARATOGA</b>  <b>BSEED CASE NO:</b> <b>DNG2012-03503</b>
---	--	--

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: 13830 SARATOGA  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>13830 SARATOGA</b>  <b>BSEED CASE NO:</b> <b>DNG2012-03503</b>
---	--	--

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

Telephone No. 313-224-0098

<b>Department:</b> Buildings Safety Engineering & Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226
--

<b>Property Owner &amp; Address:</b>  JYLAN JETTON 17133 WESTPHALIA DETROIT, MI 48205
---

**PROPERTY ADDRESS: 13830 SARATOGA  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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"><b>STATE OF MICHIGAN</b></p> <p align="center"><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p align="center"><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 13928 TURNER</b></p> <p><b>BSEED CASE NO: DNG2014-08941</b></p>
---	--	---

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: 13928 TURNER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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 &amp; HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p>PROPERTY ADDRESS: 13928 TURNER</p> <p>BSEED CASE NO: DNG2014-08941</p>
---	--	--

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

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b> HOWARD GRANDBERRY LL 16889 BILTMORE DETROIT, MI 48235</p>
---

**PROPERTY ADDRESS: 13928 TURNER  
2025**

**HEARING DATE: SEPTEMBER 12,  
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: SEPTEMBER 12, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>13928 TURNER</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2014-08941</b></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:**  
WAYNE COUNTY TREASURE  
400 MONROE ST, 5TH FLOOR  
DETROIT, MI 48226

**PROPERTY ADDRESS: 13928 TURNER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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 &amp; HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center"><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p align="center"><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p>PROPERTY ADDRESS: 5375 VANCOUVER</p> <p>BSEED CASE NO: DNG2010-18781</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b> CITY OF DETROIT - P D D 2 WOODWARD AVE, #908 DETROIT, MI 48226</p>
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**PROPERTY ADDRESS: 5375 VANCOUVER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 5375 VANCOUVER</b></p> <p><b>BSEED CASE NO: DNG2010-18781</b></p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

<p><b>Department:</b> Buildings Safety Engineering &amp; Environmental Department 2 Woodward Ave., Room 402 Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b> MARIE ROSE NORDEUS JEAN PIERRE 4002 OLD YORK RD PHILADELPHIA, PA 19140</p>
--

**PROPERTY ADDRESS: 5375 VANCOUVER  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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

<b>STATE OF MICHIGAN</b>  <b>CITY OF DETROIT</b> <b>DEPARTMENT OF</b> <b>APPEALS &amp; HEARINGS</b>  <b>ADMINISTRATIVE</b> <b>APPEALS BUREAU</b>	<b>FINDINGS OF FACT</b> <b>AND ORDER OF</b> <b>HEARING OFFICER</b>	<u><b>Dangerous Building</b></u> <u><b>Show Cause Hearing</b></u>  <b>PROPERTY ADDRESS:</b> <b>6523 W WARREN</b>  <b>BSEED CASE NO:</b> <b>DNG2024-01164</b>
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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:**  
ROLANDO BERDUO  
5910 MARTIN ST  
DETROIT, MI 48210

**PROPERTY ADDRESS: 6523 W WARREN  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>6523 W WARREN</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2024-01164</b></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:**  
M & A COMMERCIAL REAL ESTATE LLC  
6545 W WARREN  
DETROIT, MI 48210

**PROPERTY ADDRESS: 6523 W WARREN**  
**2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 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><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT DEPARTMENT OF APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</b></p>	<p><b><u>Dangerous Building Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS: 8610 WARWICK</b></p> <p><b>BSEED CASE NO: DNG2021-01161</b></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:**  
DMC GROUP LLC  
18966 APPOLINE  
DETROIT, MI 48235

**PROPERTY ADDRESS: 8610 WARWICK  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 2025      Hearing Officer: Angelita M. Martinez

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>8610 WARWICK</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG201-01161</b></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:**  
WAYNE COUNTY TREASURE  
400 MONROE ST, 5TH FLOOR  
DETROIT, MI 48226

**PROPERTY ADDRESS: 8610 WARWICK  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 2025      Hearing Officer: Angelita M. Martinez

**CERTIFICATE OF SERVICE**

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Date

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Signature

<p><b>STATE OF MICHIGAN</b></p> <p><b>CITY OF DETROIT</b>  <b>DEPARTMENT OF</b>  <b>APPEALS &amp; HEARINGS</b></p> <p><b>ADMINISTRATIVE</b>  <b>APPEALS BUREAU</b></p>	<p><b>FINDINGS OF FACT</b>  <b>AND ORDER OF</b>  <b>HEARING OFFICER</b></p>	<p><b><u>Dangerous Building</u></b>  <b><u>Show Cause Hearing</u></b></p> <p><b>PROPERTY ADDRESS:</b>  <b>15719 WESTBROOK</b></p> <p><b>BSEED CASE NO:</b>  <b>DNG2012-05109</b></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:**  
DETROIT LAND BANK AUTHORITY  
500 GRISWOLD, STE 1200  
DETROIT, MI 48226

**PROPERTY ADDRESS: 15719 WESTBROOK  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 2025      Hearing Officer: Angelita M. Martinez

**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

<p><b>Department:</b>  Buildings Safety Engineering &amp; Environmental  Department  2 Woodward Ave., Room 402  Detroit, MI 48226</p>
---

<p><b>Property Owner &amp; Address:</b>  KRISTOPHER HARRIS  17551 MEYERS RD  DETROIT, MI 48235</p>
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**PROPERTY ADDRESS: 15719 WESTBROOK  
2025**

**HEARING DATE: SEPTEMBER 12,**

**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: SEPTEMBER 12, 2025

Hearing Officer:

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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Date

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Signature