



Date: September 22, 2025

To: Honorable City Council

From: Department of Appeals and Hearings (DAH)

Re: Dangerous Buildings Findings and Orders for September 19, 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 19, 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 &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: 6451 BELFAST</b></p> <p><b>BSEED CASE NO: DNG2025-01653</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:**  
KENNIN P AMAYA  
6451 BELFAST  
DETROIT, MI 48210

**PROPERTY ADDRESS: 6451 BELFAST HEARING DATE: SEPTEMBER 19, 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 19, 2025

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

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Telephone No. 313-224-0098

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

**Property Owner & Address:**  
WAYNE COUNTY TREASURER  
400 MONROE ST, 5TH FLOOR  
DETROIT, MI 48226

**PROPERTY ADDRESS: 6451 BELFAST HEARING DATE: SEPTEMBER 19, 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:**  
  
DETROIT LAND BANK AUTHORITY  
500 GRISWOLD, STE 1200  
DETROIT, MI 48226

**PROPERTY ADDRESS: 6629 BELFAST HEARING DATE: SEPTEMBER 19, 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:**  
MAHMOUD AL-SHAHWATI  
4898 OGDEN  
DETROIT, MI 48210

**PROPERTY ADDRESS: 6629 BELFAST HEARING DATE: SEPTEMBER 19, 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:**  
UNITED COMMUNITY HOUSING COALITION  
2727 SECOND AVE  
DETROIT, MI 48201

**PROPERTY ADDRESS: 2501 BELVIDERE      HEARING DATE: SEPTEMBER 19, 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

<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>  ANDREW P BUSH 51 EMILY JEFFERS RD RANDOLPH, MA 02368</p>
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**PROPERTY ADDRESS: 2488 BUENA VISTA      HEARING DATE: SEPTEMBER 19, 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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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>  DOROTHY L SMITH 11340 FARLEY REDFORD, MI 48239
--

**PROPERTY ADDRESS: 3827 BURLINGAME      HEARING DATE: SEPTEMBER 19, 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:**  
DETROIT LAND BANK AUTHORITY  
500 GRISWOLD, STE 1200  
DETROIT, MI 48226

**PROPERTY ADDRESS: 8732 DEXTER HEARING DATE: SEPTEMBER 19, 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:**  
  
WAYNE COUNTY TREASURER  
400 MONROE, 5TH FLOOR  
DETROIT, MI 48226

**PROPERTY ADDRESS: 8732 DEXTER      HEARING DATE: SEPTEMBER 19, 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:**  
  
PATRICIA ROBERTSON  
11100 WAYNE RD, APT 309  
ROMULUS, MI 48174

**PROPERTY ADDRESS: 12519 GREINER HEARING DATE: SEPTEMBER 19, 2025**

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

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Telephone No. 313-224-0098

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Detroit, MI 48226

**Property Owner & Address:**  
DETROIT LAND BANK AUTHORITY  
500 GRISWOLD, SUITE 1200  
DETROIT, MI 48226

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

**Property Owner & Address:**  
CWC BUSINESS SOLUTIONS LLC  
2222 W GRAND RIVER, SUITE A  
OKEMOS, MI 48864

**PROPERTY ADDRESS: 19661 HOYT HEARING DATE: SEPTEMBER 19, 2025**

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

**Property Owner & Address:**  
CREATIVE HOME INVESTMENT GROUP LLC  
101 EISENHOWER PARKWAY, STE 300  
ROSELAND, NJ 07068

**PROPERTY ADDRESS: 3717 E KIRBY      HEARING DATE: SEPTEMBER 19, 2025**

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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>11366 LONGACRE</b>  <b>BSEED CASE NO:</b> <b>DNG2010-36140</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:**  
  
WAYNE COUNTY TREASURER  
400 MONROE, 5TH FLOOR  
DETROIT, MI 48226

**PROPERTY ADDRESS: 11366 LONGACRE      HEARING DATE: SEPTEMBER 19, 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 19, 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: 11366 LONGACRE</b></p> <p><b>BSEED CASE NO: DNG2010-36140</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:**  
SUZANNE DSOUMELE  
11366 LONGACRE  
DETROIT, MI 48227

**PROPERTY ADDRESS: 11366 LONGACRE HEARING DATE: SEPTEMBER 19, 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 19, 2025      Hearing Officer: Angelita M. Martinez

**CERTIFICATE OF SERVICE**

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Date

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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:**  
CLELMER GROUP LLC, TIMOTHY HENRY  
30300 EMBASSY ST  
BEVERLY HILLS, MI 48025

**PROPERTY ADDRESS: 24501 W MCNICHOLS      HEARING DATE: SEPTEMBER 19, 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 19, 2025

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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Date

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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>  LOWELL P &amp; MAUDIE M WOOD 26886 MINOCK REDFORD, MI 48239</p>
--

**PROPERTY ADDRESS: 24550 W MCNICHOLS      HEARING DATE: SEPTEMBER 19, 2025**

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

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Date: SEPTEMBER 19, 2025      Hearing Officer: Angelita M. Martinez

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Date

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

**PROPERTY ADDRESS: 13803 PINEWOOD      HEARING DATE: SEPTEMBER 19, 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 19, 2025      Hearing Officer: Angelita M. Martinez

**CERTIFICATE OF SERVICE**

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Date

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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:**  
  
JOHN GOLEC  
19300 RENO ST  
DETROIT, MI 48205

**PROPERTY ADDRESS: 13803 PINEWOOD HEARING DATE: SEPTEMBER 19, 2025**

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

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

Date: SEPTEMBER 19, 2025

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

*Angelita M. Martinez*

**CERTIFICATE OF SERVICE**

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\_\_\_\_\_  
Date

\_\_\_\_\_  
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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:**  
SERIES #161, REAL TOKEN LC  
980 FEDERAL HIGHWAY, SUITE 110  
BOCA RATON, FL 33432

**PROPERTY ADDRESS: 19144 RIOPELLE**

**HEARING DATE: SEPTEMBER 19, 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: SEPTEMBER 19, 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> DARIOUS MORRIS 20554 DRESDEN ST DETROIT, MI 48205</p>
---

**PROPERTY ADDRESS: 19416 ROWE      HEARING DATE: SEPTEMBER 19, 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: SEPTEMBER 19, 2025      Hearing Officer: Angelita M. Martinez

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Date

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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: 19416 ROWE</b></p> <p><b>BSEED CASE NO: DNG2020-00800</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: 19416 ROWE HEARING DATE: SEPTEMBER 19, 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:**  
LGL LLC  
144 LOCUST AVE  
SCARSDALE, NY 10583

**PROPERTY ADDRESS: 20000 ROWE      HEARING DATE: SEPTEMBER 19, 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: SEPTEMBER 19, 2025      Hearing Officer: Angelita M. Martinez

**CERTIFICATE OF SERVICE**

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Date

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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:**  
GERARDO LOZANO  
175 SW 7TH ST, SUITE 1611  
MIAMI, FL 33130

**PROPERTY ADDRESS: 12039 STOEPEL HEARING DATE: SEPTEMBER 19, 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: SEPTEMBER 19, 2025      Hearing Officer: Angelita M. Martinez

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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:**  
WAYNE COUNTY TREASURER  
400 MONROE. 5TH FLOOR  
DETROIT, MI 48226

**PROPERTY ADDRESS: 19222 VERONA HEARING DATE: SEPTEMBER 19, 2025**

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

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Date: SEPTEMBER 19, 2025

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

*Angelita M. Martinez*

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Date

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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:**  
JUANITA REID  
5716 MONTE SANO RD, APT 104  
BIRMINGHAM, AL 35228

**PROPERTY ADDRESS: 19222 VERONA      HEARING DATE: SEPTEMBER 19, 2025**

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

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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: 2426 WAVERLY</b></p> <p><b>BSEED CASE NO: DNG2010-20787</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:**  
RUBIN GIBSON  
17574 PATTON  
DETROIT, MI 48219

**PROPERTY ADDRESS: 2426 WAVERLY HEARING DATE: SEPTEMBER 19, 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 19, 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