

STATE OF MICHIGAN
CITY OF DETROIT
DEPARTMENT OF
APPEALS & HEARINGS
ADMINISTRATIVE
APPEALS BUREAU

FINDINGS OF FACT
AND ORDER OF
HEARING OFFICER

Dangerous Building
Show Cause Hearing

PROPERTY ADDRESS:
19930 Westbrook

BSEED CASE NO:
DNG2026-00392

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:
Phillip Carter
19930 Westbrook
Detroit, MI 48219

PROPERTY ADDRESS: 19930 Westbrook

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest, the Hearing Officer finds that the following facts have been proven:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

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

Date: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

_____ Date

_____ Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 5225 Hereford BSEED CASE NO: DNG2014-04613
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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:
 Gabriel David
 30400 Telegraph Rd.
 Bingham Farms, MI 48025

PROPERTY ADDRESS: 5225 Hereford HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest, the Hearing Officer finds that the following facts have been proven:

- (1) the building or structure listed above is a DANGEROUS BUILDING, as defined under Section 8-17-2 of the Detroit City Code;
- (2) the condition of the building or structure listed above is not currently safe and cannot be made safe; and
- (3) the condition of the building or structure is not and cannot be properly maintained

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Date: 04/10/2026



Hearing Officer: _____

CERTIFICATE OF SERVICE

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Date

Signature

<p>STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 3770 15th BSEED CASE NO: DNG2023-01198</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:
Core City West Village LDHA LP
4150 Grand River
Detroit, MI 48208

PROPERTY ADDRESS: 3770 15th

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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

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Date: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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De listed above and by posting on the property address.

Date

Signature

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 3770 15TH BSEED CASE NO: DNG2023-01198</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: Melvin Washington 150 Grand River Detroit, MI 48208</p>

PROPERTY ADDRESS: 3770 15TH HEARING DATE: 04/10/2026

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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Hearing Officer: _____



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Date

Signature

STATE OF MICHIGAN
CITY OF DETROIT
DEPARTMENT OF
APPEALS & HEARINGS
ADMINISTRATIVE
APPEALS BUREAU

FINDINGS OF FACT
AND ORDER OF
HEARING OFFICER

Dangerous Building
Show Cause Hearing

PROPERTY ADDRESS:
9916 Abington

BSEED CASE NO:
DNG2018-00152

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:
Shaketa Blanks
537 E Edgewood Blvd. Apt 1118
Lansing, MI 48911

PROPERTY ADDRESS: 9916 Abington

HEARING DATE: 04/10/2026

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

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Date: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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Date

Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 7357 Artesian BSEED CASE NO: DNG2026-00439
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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
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Property Owner & Address: Ragged Island LLC 301 Thelma Drive #411 Casper, WY 82609
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PROPERTY ADDRESS: 7357 Artesian HEARING DATE: 04/10/2026

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;
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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: 04/10/2026

Hearing Officer:



CERTIFICATE OF SERVICE

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Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5956 Belvidere</p> <p>BSEED CASE NO: DNG2025-02178</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:
Antoine English
12561 Evanston
Detroit, MI 48213

PROPERTY ADDRESS: 5956 Belvidere

HEARING DATE: 04/10/2026

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;
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Date: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5956 Belvidere</p> <p>BSEED CASE NO: DNG2025-02178</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 Treasurer
 400 Monroe St. 5th Floor
 Detroit, MI 48226

PROPERTY ADDRESS: 5956 Belvidere

HEARING DATE: 04/10/2026

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

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Date: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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 Date

 Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3500 E. Brentwood</p> <p>BSEED CASE NO: DNG2019-02635</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: Antonisha R Smith 18046 Gruebner Detroit, MI 48234</p>

PROPERTY ADDRESS: 3500 E. Brentwood

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



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Date

Signature

STATE OF MICHIGAN

CITY OF DETROIT
DEPARTMENT OF
APPEALS & HEARINGS

ADMINISTRATIVE
APPEALS BUREAU

FINDINGS OF FACT
AND ORDER OF
HEARING OFFICER

Dangerous Building
Show Cause Hearing

PROPERTY ADDRESS:
3500 E. Brentwood

BSEED CASE NO:
DNG2019-02635

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 St. 5th Floor
Detroit, MI 48226

PROPERTY ADDRESS: 3500 E. Brentwood

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer:



CERTIFICATE OF SERVICE

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Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5921 Burns</p> <p>BSEED CASE NO: DNG2011-05154</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:
Jermaine Vanover Jr.
12820 Conner St.
Detroit, MI 48205

PROPERTY ADDRESS: 5921 Burns

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



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Date

Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 16062 Carlisle BSEED CASE NO: DNG2026-00445
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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
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Property Owner & Address: Ave Fenix LLC 150 SE 2 nd Ave. Suite PHI Miami, FL 33131

PROPERTY ADDRESS: 16062 Carlisle

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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Date

Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 16062 Carlisle BSEED CASE NO: DNG2026-00445
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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 St, 5 th Floor Detroit, MI 48226

PROPERTY ADDRESS: 16062 Carlisle

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 15263 Collingham</p> <p>BSEED CASE NO: DNG2026-00443</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: Insac Investments LLC 2222 W. Grand River Ste. A Okeemos , MI 48205</p>
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PROPERTY ADDRESS: 15263 Collingham

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date

Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 15263 Collingham BSEED CASE NO: DNG2026-00443
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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: Micheal Okereke 15263 Collingham Detroit, MI 48205
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PROPERTY ADDRESS: 15263 Collingham

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

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Date: 04/10/2026

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Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 4785 Concord</p> <p>BSEED CASE NO: DNG2014-00995</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:
Safe Haven Properties, LLC
9424 E. Outer Drive
Detroit, MI 48213

PROPERTY ADDRESS: 4785 Concord HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

On the above hearing date, having taken testimony from the building inspector of the Department of Buildings Safety Engineering & Environmental and the owner of the above property and/or any party-in interest having failed to appear, the Hearing Officer finds that the following facts have been proven by DEFAULT:

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Date _____

Signature _____

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 4785 Concord BSEED CASE NO: DNG2014-00995</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 Treasurer
400 Monroe St. Suite 520
Detroit, MI 48226

PROPERTY ADDRESS: 4785 Concord

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 4827 Concord BSEED CASE NO: DNG2010-11388</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:
Mona Noyd
4827 Concord
Detroit, MI 48207

PROPERTY ADDRESS: 4827 Concord HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 9938 Decatur BSEED CASE NO: DNG2018-00370</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 Treasurer
400 Monroe 5th Floor
Detroit, MI 48226

PROPERTY ADDRESS: 9938 Decatur HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 9938 Decatur BSEED CASE NO: DNG2018-00370</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:
Richard C Nelson
9485 West Outer Drive
Detroit, MI 48223

PROPERTY ADDRESS: 9938 Decatur

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 5521 Dubois BSEED CASE NO: DNG2014-07599
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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: Recovery Park Holdings LLC 16540 Coyle Detroit, MI 48235
--

PROPERTY ADDRESS: 5521 Dubois

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

STATE OF MICHIGAN
CITY OF DETROIT
DEPARTMENT OF
APPEALS & HEARINGS
ADMINISTRATIVE
APPEALS BUREAU

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:
Recovery Park Farms, Inc
5470 Chene
Detroit, MI 48221

**Dangerous Building
Show Cause Hearing**

**PROPERTY ADDRESS:
5543 Dubois**

**BSEED CASE NO:
DNG2010-37114**

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

PROPERTY ADDRESS: 5543 Dubois

HEARING DATE: 04/10/2026


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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

_____ Date

_____ Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 5543 Dubois</p> <p>BSEED CASE NO: DNG2010-37114</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:
RDP Holdings, LLC
5470 Chene
Detroit, MI 48221

PROPERTY ADDRESS: 5543 Dubois

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 15809 Eastburn BSEED CASE NO: DNG2026-00440</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:
Amarras Investments LLC
400 Monroe St. Suite 350
Detroit, MI 48226

PROPERTY ADDRESS: 15809 Eastburn HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 15809 Eastburn BSEED CASE NO: DNG2026-00440</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:
Wayne County Treasurer
400 Monroe St. 5th Floor
Detroit, MI 48226

PROPERTY ADDRESS: 15809 Eastburn HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center">Dangerous Building Show Cause Hearing PROPERTY ADDRESS: 13405 Kilbourne BSEED CASE NO: DNG2026-00389</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:
Toyliese T Banks
830 Lorrington LN
Fairburn, GA 30213

PROPERTY ADDRESS: 13405 Kilborne

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 1994 La Belle</p> <p>BSEED CASE NO: DNG2011-05589</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:
Julius Kidd
9191 Dixie
Redford, MI 48239

PROPERTY ADDRESS: 1994 La Belle

HEARING DATE: 04/10/2026


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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 1994 La Belle</p> <p>BSEED CASE NO: DNG2011-05589</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, Suite 1200
Detroit, MI 48226

PROPERTY ADDRESS: 1994 La Belle

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 2932 McDougall BSEED CASE NO: DNG2015-02248</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, Suite 1200
Detroit, MI 48226

PROPERTY ADDRESS: 2932 McDougall

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer:



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 2932 McDougall BSEED CASE NO: DNG2015-02248</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:
Shawn Taylor
859 SW 257th Ave. Apt.160
Troutdale, OR 97060

PROPERTY ADDRESS: 2932 McDougall HEARING DATE: 04/10/2026

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: 04/10/2026 Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date _____ Signature _____

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 8549 Melville</p> <p>BSEED CASE NO: DNG2022-01275</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:
Kellie A Hickman
2626 Pearl St.
Detroit, MI 48209

PROPERTY ADDRESS: 8549 Melville HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 3564 Mitchell</p> <p>BSEED CASE NO: DNG2026-00393</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:
Darlene Cry
15431 Plainview Ave.
Detroit, MI 48223


PROPERTY ADDRESS: 3564 Mitchell HEARING DATE: 04/10/2026

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: 04/10/2026 Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date _____ Signature _____

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 3061 Parker BSEED CASE NO: DNG2025-01533
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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: AFN Investments LLC 1742 Lincolnshire Drive Rochester Hills, MI 48309

PROPERTY ADDRESS: 3061 Parker HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

_____ Date

_____ Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 43 Parkhurst</p> <p>BSEED CASE NO: DNG2026-00388</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:
 Kurt A Meinke
 43W Parkway
 Detroit, MI 48203

PROPERTY ADDRESS: 43 Parkhurst HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

 Date

 Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 7477 Prairie BSEED CASE NO: DNG2025-01011
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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: Andy Yahir Ramirez Perez 7477 Prairie St. Detroit, MI 48210

PROPERTY ADDRESS: 7477 Prairie HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

 Date

 Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 7477 Prairie</p> <p>BSEED CASE NO: DNG2025-01011</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: Detroit Land Bank Authority 500 Griswold Suite 1200 Detroit, MI 48226</p>

**PROPERTY ADDRESS: 7477 Prairie
04/10/2026**

HEARING DATE:

HEARING OFFICER'S FINDINGS OF FACT AND ORDER


1

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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 14610 Schaefer</p> <p>BSEED CASE NO: DNG2026-00351</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: Lanke Property Management LLC 14620 Schaefer Detroit, MI 48226</p>
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PROPERTY ADDRESS: 14610 Schaefer

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 14610 Schaefer</p> <p>BSEED CASE NO: DNG2026-00351</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 Treasurer
400 Monroe St. 5th Floor
Detroit, MI 48226

PROPERTY ADDRESS: 14610 Schaefer

HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 13535 Schoolcraft</p> <p>BSEED CASE NO: DNG2024-01788</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:
Sunnypath LLC
15900 W 10 Mile Rd, Suite 211
Southfield, MI 48075

PROPERTY ADDRESS: 13535 Schoolcraft HEARING DATE: 04/10/2026


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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p align="center">PROPERTY ADDRESS: 5951 Seneca</p> <p align="center">BSEED CASE NO: DNG2016-02715</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:
Willie M Caldwell Jr.
19805 Greenfield Rd. Apt 1
Detroit, MI 48235

PROPERTY ADDRESS: 5951 Seneca HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 14759 E. Seven Mile</p> <p>BSEED CASE NO: DNG2023-00674</p>
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Address: 2 Woodward Avenue, Suite 1004, Detroit, Michigan 48226

Telephone No. 313-224-0098

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

<p>Property Owner & Address: Fizz LLC 14759 E. Seven Mile Detroit, MI 48205</p>
--

PROPERTY ADDRESS: 14759 E. Seven Mile HEARING DATE: 04/10/2026

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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date

Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 14109 Strathmoor BSEED CASE NO: DNG2026-00372
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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: Reshonda Lipscomb 15752 Robson Detroit, MI 48227
--

PROPERTY ADDRESS: 14109 Strathmoor HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

 Date

 Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 15487 Strathmoor</p> <p>BSEED CASE NO: DNG2024-01857</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:
Reese & Carol Gowen And Bowers
15487 Strathmoor
Detroit, MI 48227

PROPERTY ADDRESS: 15487 Strathmoor HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 2156 Theodore BSEED CASE NO: DNG2026-00364</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:
Recovery Park Farms Inc.
5470 Chene
Detroit, MI 48211

PROPERTY ADDRESS: 2156 Theodore

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

STATE OF MICHIGAN
CITY OF DETROIT
DEPARTMENT OF
APPEALS & HEARINGS
ADMINISTRATIVE
APPEALS BUREAU

FINDINGS OF FACT
AND ORDER OF
HEARING OFFICER

Dangerous Building
Show Cause Hearing

PROPERTY ADDRESS:
2156 Theodore

BSEED CASE NO:
DNG2026-00364

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 Suite 1200
Detroit, MI 48226

PROPERTY ADDRESS: 2156 Theodore

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

_____ Date

_____ Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 3808 Webb BSEED CASE NO: DNG2010-23175
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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 Suite 1200
 Detroit, MI 48226

PROPERTY ADDRESS: 3808 Webb HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date _____

Signature _____

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 3808 Webb BSEED CASE NO: DNG2010-23175
---	--	--

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: Jessie Walker 8249 W Newburg Rd. Carleton, MI 48117

PROPERTY ADDRESS: 3808 Webb HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

 Date

 Signature

<p>STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 14536 Westwood BSEED CASE NO: DNG2024-01671</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:
International Traders LLC
14446 Woodmont Ave.
Detroit, MI 48227

PROPERTY ADDRESS: 14536 Westwood

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 19262 Yacama</p> <p>BSEED CASE NO: DNG2011-01914</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 Suite 1200
Detroit, MI 48226

PROPERTY ADDRESS: 19262 Yacama

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 19262 Yacama BSEED CASE NO: DNG2011-01914
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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
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Property Owner & Address: Ronald Graham 11375 Hartwell St. Detroit, MI 48227
--

PROPERTY ADDRESS: 19262 Yacama

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

 Date

 Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 17878 Gallagher BSEED CASE NO: DNG2013-03482
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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
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Property Owner & Address: GA Property Investments LLC 2311 Alice Hamtramck, MI 48212
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PROPERTY ADDRESS: 17878 Gallagher

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

 Date

 Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 17878 Gallagher</p> <p>BSEED CASE NO: DNG2013-03482</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 Treasurer
400 Monroe St. 5th Floor
Detroit, MI 48226

PROPERTY ADDRESS: 17878 Gallagher

HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p>STATE OF MICHIGAN</p> <p>CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p>ADMINISTRATIVE APPEALS BUREAU</p>	<p>FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 1192 E. Grand Blvd</p> <p>BSEED CASE NO: DNG2015-02967</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 Treasurer
400 Monroe St. 5th Floor
Detroit, MI 48226

PROPERTY ADDRESS: 1192 E. Grand Blvd HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date

Signature

<p align="center">STATE OF MICHIGAN</p> <p align="center">CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS</p> <p align="center">ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building</u> <u>Show Cause Hearing</u></p> <p>PROPERTY ADDRESS: 8685 Greenview</p> <p>BSEED CASE NO: DNG2017-03196</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:
 Motor City Treasures LLC
 6271 Schaefer Rd.
 Dearborn, MI 48126

PROPERTY ADDRESS: 8685 Greenview HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

Date _____

Signature _____

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 8685 Greenview BSEED CASE NO: DNG2017-03196
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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
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Property Owner & Address: Wayne County Treasurer 400 Monroe St. Suite 520 Detroit, MI 48226

PROPERTY ADDRESS: 8685 Greenview HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

 Date

 Signature

STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU	FINDINGS OF FACT AND ORDER OF HEARING OFFICER	<u>Dangerous Building</u> <u>Show Cause Hearing</u> PROPERTY ADDRESS: 19633 Hanna BSEED CASE NO: DNG2010-04317
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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: 19633 Hanna HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: 

CERTIFICATE OF SERVICE

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

 Date

 Signature

<p align="center">STATE OF MICHIGAN CITY OF DETROIT DEPARTMENT OF APPEALS & HEARINGS ADMINISTRATIVE APPEALS BUREAU</p>	<p align="center">FINDINGS OF FACT AND ORDER OF HEARING OFFICER</p>	<p align="center"><u>Dangerous Building Show Cause Hearing</u> PROPERTY ADDRESS: 19633 Hanna BSEED CASE NO: DNG2010-04317</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:
Cecelia Anderson
7606 Flam Court
Fort Washington, Maryland 20744

PROPERTY ADDRESS: 19633 Hanna HEARING DATE: 04/10/2026

HEARING OFFICER'S FINDINGS OF FACT AND ORDER

1

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: 04/10/2026

Hearing Officer: _____



CERTIFICATE OF SERVICE

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

Date _____

Signature _____