City of Lincoln Park
September 4, 2014

HEARING BOARD ON DANGEROUS BUILDINGS AND CODE APPEALS

A meeting of the Hearing Board on Dangerous Buildings and Code Appeals was called to order at 7:02 p.m.

PRESENT:	Commissioner LoDuca, Lukasik, Behr, Wroblewski
ABSENT:	Palmer
EXCUSED:	None
ALSO PRESENT:	Joseph Kaiser Jr., Interim Manager of Building Dept; Ed Zelenak, City Attorney

OLD BUSINESS: None

APPROVAL OF MINUTES:
MOVED by: LoDuca
SUPPORTED by: Lukasik
APPROVE AS RECORDED MINUTES OF MEETING HELD April 26, 2012

NEW BUSINESS:

CASE NO. 14-01 2161 Hanford

MOVED by: Commissioner LoDuca
SUPPORTED by: Commissioner BEHR
RESOLVED, that WHEREAS the MANAGER of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **2161 Hanford**, DE732B 733 ELY 15FT OF LOT 732 ALSO LOT 733 ALSO NLY 1/2 ADJ VAC ALLEY DIX BOULEVARD VILLAS NO. 1 SUB PC 49, 51, 59 L52 P18 WCR
is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and
WHEREAS, the said Code Official has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **August 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, September 4, 2014 AT 7:00 PM** in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said MANAGER has provided this Board with copies of said notices more than ten days prior to this Hearing, , and
WHEREAS, **MOHAMED SOHOUBAH & MJ WHITE & SON INC.** to whom said notices were mailed, being the name and address as it appears on the title search certificate were not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as

Case #DBB 14-01 is a dangerous building under Section 1444.01 et seq. and hereby order that said structure be **DEMOLISHED WITHIN 30 DAYS.** Motion unanimously carried.

CASE NO. 14-02 4034 AGNES

MOVED by: Lukasik
SUPPORTED by: Wroblewski
RESOLVED, that WHEREAS the Manager of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **4034 Agnes,** QP85 LOT 85 LONGTIN DIX SUB FRAC SEC 24 L49 P87 WCR, is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and
WHEREAS, the said Manager has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **August 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, September 4, 2014 at 7:00 P.M**. in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said Manager has provided this Board with copies of said notices more than ten days prior to this Hearing, and WHEREAS, **BETTY JO BROWN; PAUL BROWN were present ; DAVID BROWN ; NATIONAL CITY BANK; LAW OFFICE OF DAVID M BOGARD PC t**o whom said notices were mailed, being the name and address as it appears on the title search certificate were not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 14-02** is a dangerous building under Section 1444.01 et seq. and hereby order that said structure be **INSPECTED; FIX OR REPAIR ; OR DEMOLISH WITHIN 90 DAYS.**
Motion unanimously carried.

CASE NO. 14-03 1533 MORRIS

MOVED by: Commissioner BEHR
SUPPORTED by: Commissioner LUKASIK
RESOLVED, that WHEREAS the Manager of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **1533 MORRIS**, - CE 66 UNDIV. 1/2 INT. UNDIVIDED 50% INTEREST IN THE FOLLOWING DESC.PARCEL; LOT 66 ALSO N1/2 ADJ VAC ALLEY PENNSYLVANIA GARDENS SUB PC 50 L48 P12 WCR & CE 66 UNDIV. 1/2 INT. UNDIVIDED 50% INTEREST IN THE FOLLOWING DESC.PARCEL; LOT 66 ALSO N1/2 ADJ VAC ALLEY PENNSYLVANIA GARDENS SUB PC 50 L48 P12 WCR is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and

WHEREAS, the said Manager has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **AUGUST 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, SEPTEMBER 4, 2014 at 7:00 P.M.** in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said Superintendent has provided this Board with copies of said notices more than ten days prior to this Hearing, and
WHEREAS, **DOUGLAS KLINE; WAYNE COUNTY TREASURER; DEUTSCHE BANK TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST;** to whom said notices were mailed, being the name and address as it appears on the title search certificate were not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 14-03** is a dangerous building under Section 1444.01 et seq. and hereby order that said structure **be DEMOLISHED WITHIN 30 DAYS.**
Motion unanimously carried.

CASE NO. 14-04 985 GARFIELD 35 x 109

MOVED by: Commissioner LODUCA
SUPPORTED by: Commissioner WROBLEWSKI
RESOLVED, that WHEREAS the Manager of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **985 GARFIELD** FD199 LOT 199 ALSO N 1/2 ADJ VAC ALLEY LINCOLN PARK SUB NO. 2 PC 95,84,83 L30 P80 WCR is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and
WHEREAS, the said Manger has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **AUGUST 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, SEPTEMBER 4, 2014 at 7:00 P.M.** in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said Manager has provided this Board with copies of said notices more than ten days prior to this Hearing, and
WHEREAS, **KENNETH & KATHY LAMBERT were present; WAYNE COUNTY TREASURER,** to whom said notices were mailed, being the name and address as it appears on the title search certificate was not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 14-04** is a dangerous building under Section 1444.01 et seq. and hereby order that said structure be **INSPECTED AND RETURN TO DBB IN 90 DAYS IF NECESSARY.** Motion unanimously carried.

Lambert K

CASE NO. 14-05 779 CLEOPHUS

MOVED by: Commissioner LODUCA
SUPPORTED by: Commissioner LUKASIK
RESOLVED, that WHEREAS the Manager of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **779 CLEOPHUS,** FE11 LOT 11 EMPIRE PARK SUB PC 85 L33 P44 WCR is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and
WHEREAS, the said Manager has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **AUGUST 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, SEPTEMBER 4, 2014 at 7:00 P.M.** in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said Manager has provided this Board with copies of said notices more than ten days prior to this Hearing, and
WHEREAS, **DEBRA & STEVEN WEBBER; 779 CLEOPHUS LP TRUST / BEST-2-OWN HOMES,** to whom said notices were mailed, being the name and address as it appears on the title search certificate were not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 14-05** is a dangerous building under Section 1444.01 et seq. and hereby order that the structure be **DEMOLISHED WITHIN 90 DAYS.**
Motion unanimously carried.

CASE NO. 14-06 1485 UNIVERSITY

MOVED by: Commissioner LUKASIK
SUPPORTED by: Commissioner BEHR
RESOLVED, that WHEREAS the Manager of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **1485 UNIVERSITY,** CB219 LOT 219 MUNICIPAL PARK SUB NO. 1 PC 50 L44 P39 WCR is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and
WHEREAS, the said Manager has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **AUGUST 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, SEPTEMBER 4, 2014 at 7:00 P.M.** in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said Manager has provided this Board with copies of said notices more than ten days prior to this Hearing, and

WHEREAS, **AMERICAN HOME MORTGAGE; RVFM 4 LLC; GARY R HILL; DEUTSCHE BANK NATIONAL TRUST CO; AMERIQUEST MORTGAGE CO.; WAYNE COUNTY TREASURER ,** to whom said notices were mailed, being the name and address as it appears on the title search certificate were not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 14-06** is a dangerous building under Section 1444.01 et seq. and hereby order that the structure be **DEMOLISHED WITHIN 30 DAYS.**
Motion unanimously carried.

CASE NO. 14-07 1374 ARLINGTON

MOVED by: Commissioner BEHR
SUPPORTED by: Commissioner WROBLEWSKI
RESOLVED, that WHEREAS the Manager of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **1374 ARLINGTON,** EB132 LOT 132 ELMWOOD PARK SUB PC 119,524 L33 P14 WCR is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and
WHEREAS, the said Manager has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **AUGUST 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, SEPTEMBER 4, 2014 at 7:00 P.M**. in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said Manager has provided this Board with copies of said notices more than ten days prior to this Hearing, and
WHEREAS, **JAMES LAPALM was present; DAVID & KATHIE HENTZELL; GMAC MORTGAGE; WAYNE COUNTY TREASURER,** to whom said notices were mailed, being the name and address as it appears on the title search certificate were not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 14-07** is a dangerous building under Section 1444.01 et seq. and hereby order that the structure be **DEMOLISHED WITHIN 30 DAYS.**
Motion unanimously carried.

CASE NO. 14-08 4064 COOLIDGE

MOVED by: Commissioner WROBLEWSKI
SUPPORTED by: Commissioner LODUCA
RESOLVED, that WHEREAS the Manager of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **4064 COOLIDGE,** QK86 87 LOTS 86 AND 87 DIX AVENUE MANOR SUB FRAC SEC 24 L47 P29 WCR is in a dangerous and unsafe condition as defined under Section 1444.01 of the

Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and
WHEREAS, the said Manager has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **AUGUST 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, SEPTEMBER 4, 2014 at 7:00 P.M.** in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said Manager has provided this Board with copies of said notices more than ten days prior to this Hearing, and
WHEREAS, **BANK OF AMERICA; ZINA MORGAN ,** to whom said notices were mailed, being the name and address as it appears on the title search certificate were not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 14-08** is a dangerous building under Section 1444.01 et seq. and hereby order that the structure be **FIXED, REPAIRED OR DEMOLISHED WITHIN 90 DAYS.**
Motion unanimously carried.

CASE NO. 14-09 1539 BUCKINGHAM

MOVED by: Commissioner BEHR
SUPPORTED by: Commissioner LUKASIK
RESOLVED, that WHEREAS the Manager of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **1539 BUCKINGHAM,** MB811 Lot 811 GARFIELD PARK SUB PC 48 L36 P96 WCR is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and
WHEREAS, the said Manager has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **AUGUST 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, SEPTEMBER 4, 2014 at 7:00 P.M.** in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said Manager has provided this Board with copies of said notices more than ten days prior to this Hearing, and
WHEREAS, **BAB SUBURBS LLC / MOHAMAD BAZZI, OWNER; JOHN KISH,NEIGHBOR; CHRISTINE LIDE, NEIGHBOR; SECTION 8 HOUSING; STEVE DELOZIER, NEIGHBOR; BRIAN LOUCKS, NEIGHBOR were present, WAYNE COUNTY TREASURER** to whom said notices were mailed, being the name and address as it appears on the title search certificate was not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 14-09** is a dangerous building under Section 1444.01 et seq. and hereby

order that the structure be **CLEANED, MAKE SAFE, REMEDY RAT PROBLEM, OBTAIN STRUCTURAL INSPECTION PAID BY LAND OWNER; EVALUATION IF CAN BE CORRECTED; IF NOT, DEMOLISH .**
Motion unanimously carried.

CASE NO. 14-10 1354 MERRILL

MOVED by: Commissioner LODUCA
SUPPORTED by: Commissioner LUKASIK
RESOLVED, that WHEREAS the Manager of the Building and Safety Engineering Department of the City of Lincoln Park heretofore notified this Board that the structure located at **1354 MERRILL,** MB212 MB213 LOTS 212 AND 213 ALSO S-1/2 ADJ VAC ALLEY GARFIELD PARK SUB PC 48 L36 P96 WCR is in a dangerous and unsafe condition as defined under Section 1444.01 of the Lincoln Park Municipal Code for the reasons set forth in his written notice and references therein made to the specific subsections of said code, and
WHEREAS, the said Manager has informed the Board that such notice was mailed by certified mail to the owner according to the title search certificate, with return receipt requested on **AUGUST 18, 2014**, and that such notice was posted upon a conspicuous part of the structure on said property more than ten days prior to this hearing and that such notice specified **Thursday, SEPTEMBER 4, 2014 at 7:00 P.M**. in the Lincoln Park City Hall Council Chambers, 1355 Southfield Rd., as the time and place of the hearing on the condition of said structure, and that the said Manager has provided this Board with copies of said notices more than ten days prior to this Hearing, and
WHEREAS, **HAROLD CLARK** to whom said notices were mailed, being the name and address as it appears on the title search certificate was not present.
NOW THEREFORE BE IT RESOLVED, that the Board, after full hearing, with a quorum of it's members present, does find and determine that said structure identified as **Case #DBB 14-10** is a dangerous building under Section 1444.01 et seq. and hereby order that the structure be **FIX, REPAIR OR DEMOLISH GARAGE WITHIN 30 DAYS.**
Motion unanimously carried.

DISCUSSION: None
ADJOURNMENT: Meeting Adjourned 8:08 PM.
MOTION BY: LUKASIK
SUPPORTED BY: BEHR

RESOLVED, that there being no further business, the meeting be adjourned.
Motion unanimously carried.

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Joseph Palmer, Chairman