

DDA Code Enforcement Report March 2026

Address	Property Owner	Violation	Category	Status
19250 W 11 MILE RD	OLAJIDE, OLATUNJI MARTINS	PARKING ON GRASS PROHIBITED - REMOVE VEHICLE FROM GRASS AND DISCONTINUE PARKING ON GRASS	Parking on Grass	Complied
<p>5.13.18 OFF-STREET PARKING Vehicle parking-Prohibited places. No person shall cause or permit any automobile, truck, or motor home to be parked or stored on any landscaped area or elsewhere than in an off-street facility, garage, or street.</p> <p>INSPECTOR COMMENTS: PARKING ON GRASS PROHIBITED - REMOVE VEHICLE FROM GRASS AND DISCONTINUE PARKING ON GRASS</p>				
28505 SOUTHFIELD RD	HELP CENTER INVESTMENTS, LLC	PARKING CURBS ARE PUSHED INTO SIDEWALK - REPOSITION IMMEDIATELY & SECURE ALL PARKING CURBS	Parking Lot Maintenance	Complied
<p>5.13.9 OFF-STREET PARKING (I) Some form of wheel stop shall be provided to prevent a parking vehicle from damaging an adjacent wall or fence or overhanging an adjacent sidewalk by more than two feet. The preferred form of wheel stop is a four-inch-high curb and/or raised concrete slab in at least one wheel track of a parking vehicle. Bumper blocks may be permitted by the City if the applicant shows cause for doing so and the blocks to be used are durable and limited to four inches in height and six feet in length.</p> <p>INSPECTOR COMMENTS: PARKING CURBS ARE PUSHED INTO SIDEWALK - REPOSITION IMMEDIATELY & SECURE ALL PARKING CURBS</p>				
28601 SOUTHFIELD RD	JAGGED FORK HOLDINGS LLC	PARKING BLOCK DAMAGED & REDUCED TO LESS THAN FULL LENGTH AT SOUTHEAST OF PROPERTY - REPLACE PARKING BLOCK	Parking Lot Maintenance	Complied
<p>5.13.9 OFF-STREET PARKING (I) Some form of wheel stop shall be provided to prevent a parking vehicle from damaging an adjacent wall or fence or overhanging an adjacent sidewalk by more than two feet. The preferred form of wheel stop is a four-inch-high curb and/or raised concrete slab in at least one wheel track of a parking vehicle. Bumper blocks may be permitted by the City if the applicant shows cause for doing so and the blocks to be used are durable and limited to four inches in height and six feet in length.</p> <p>INSPECTOR COMMENTS: PARKING BLOCK DAMAGED & REDUCED TO LESS THAN FULL LENGTH AT SOUTHEAST OF PROPERTY - REPLACE PARKING BLOCK</p>				
28000 SOUTHFIELD RD	L.V. PROPERTY INVESTMENTS, LLC	FOOD TRUCK PARKED OVER SIDEWALK HAS ELIMINATED CLEAR PATHWAY FOR PEDESTRIAN TRAVEL - DISCONTINUE PARKING OF VEHICLE OVER SIDEWALK	Sidewalk	Letter Sent

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<p>Sec. 62-1. - Maintenance of sidewalks, parking lots and driveways. Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance.</p>				
<p>INSPECTOR COMMENTS: FOOD TRUCK PARKED OVER SIDEWALK HAS ELIMINATED CLEAR PATHWAY FOR PEDESTRIAN TRAVEL - DISCONTINUE PARKING OF VEHICLE WHERE VIOLATION HAS BEEN OBSERVED (NORTH SIDE OF PARCEL)</p>				
28000 SOUTHFIELD RD	L.V. PROPERTY INVESTMENTS, LLC	INOPERABLE/UNLICENSED VEHICLE STORED ON PROPERTY - ALL VEHICLES AT PROPERTY MUST BE LICENSED AT ALL TIMES	Inoperable Vehicle	
<p>302.8 Motor Vehicles Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Sec. 5.6 Inoperable and Abandoned Motor Vehicles "inoperable motor vehicle" within the meaning of this provision shall include all motor vehicles which do not have an operable engine, or do not have all of their wheels attached, or do have one or more flat tires, or are not currently licensed so as to be lawfully operated on public streets, or are otherwise so out of repair that they cannot be lawfully operated on public streets.</p>				
<p>INSPECTOR COMMENTS: INOPERABLE/UNLICENSED VEHICLE STORED ON PROPERTY - ALL VEHICLES AT PROPERTY MUST BE LICENSED AT ALL TIMES</p>				
27800 SOUTHFIELD RD	COMMUNITY CHURCH	INOPERABLE/UNLICENSED VEHICLE STORED ON PROPERTY - ALL VEHICLES AT PROPERTY MUST BE LICENSED AT ALL TIMES	Inoperable Vehicle	Door Tagged, Letter Sent
<p>302.8 Motor Vehicles Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Sec. 5.6 Inoperable and Abandoned Motor Vehicles "inoperable motor vehicle" within the meaning of this provision shall include all motor vehicles which do not have an operable engine, or do not have all of their wheels attached, or do have one or more flat tires, or are not currently licensed so as to be lawfully operated on public streets, or are otherwise so out of repair that they cannot be lawfully operated on public streets.</p>				
<p>INSPECTOR COMMENTS: INOPERABLE/UNLICENSED VEHICLE STORED ON PROPERTY - ALL VEHICLES AT PROPERTY MUST BE LICENSED AT ALL TIMES</p>				
18451 W 12 MILE RD STE. 1	LAJARI PROPERTIES LLC	ALL LIGHTS MUST BE SHEILDED AS TO NOT SPREAD FURTHER THAN PROPERTY OR CAUSE LIGHT TO BE ANNOYING	Outside Illumination Violation	Letter Sent

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Address	Property Owner	Violation	Category	Status
<p>5.8 OUTSIDE ILLUMINATION All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities.</p> <p>INSPECTOR COMMENTS: ALL LIGHTS MUST BE SHEILDED AS TO NOT SPREAD FURTHER THAN PROPERTY OR CAUSE LIGHT TO BE ANNOYING TO RESIDENTS NEARBY</p>				
28505 SOUTHFIELD RD	HELP CENTER INVESTMENTS, LLC	REMOVE DEBRIS FROM SIDEWALK AT NORTH OF PROPERTY - SIDEWALK MUST BE FREE OF OBJECTS/DEBRIS AT ALL TIMES	Parking Lot Maintenance	Complied
<p>302.3 Sidewalks and driveways All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</p> <p>INSPECTOR COMMENTS: REMOVE DEBRIS FROM SIDEWALK AT NORTH OF PROPERTY - SIDEWALK MUST BE FREE OF OBJECTS/DEBRIS AT ALL TIMES</p>				
28551 SOUTHFIELD RD 201	SKYWAY HOLDINGS, LLC 28551	REMOVE DEBRIS FROM SIDEWALK AT SOUTH OF PROPERTY - SIDEWALK MUST BE FREE OF OBJECTS/DEBRIS AT ALL TIMES	Parking Lot Maintenance	Complied
<p>302.3 Sidewalks and driveways All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</p> <p>INSPECTOR COMMENTS: REMOVE DEBRIS FROM SIDEWALK AT SOUTH OF PROPERTY - SIDEWALK MUST BE FREE OF OBJECTS/DEBRIS AT ALL TIMES</p>				
26221 SOUTHFIELD RD	QMJ BUILDING, LLC	FLICKERING LIGHTS TO BE REPLACED/REMOVED AT SOFFIT OF 26221 & 26229 SOUTHFIELD RD UNITS	Outside Illumination Violation	Letter Sent
<p>5.8 OUTSIDE ILLUMINATION</p>				

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<p>All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities.</p>				

INSPECTOR COMMENTS: FLICKERING LIGHTS TO BE REPLACED/REMOVED AT SOFFIT OF 26221 & 26229 SOUTHFIELD RD UNITS

27208 SOUTHFIELD RD Ste	LATHFIELD INVESTMENTS LLC	CONFIGURE LIGHTING AT REAR OF BUILDING IN ORDER TO PREVENT GLARE INTO NEARBY RESIDENTIAL PROPERTIES - ALL LIGHTING TO BE DIRECTED DOWNWARD AND ONLY ILLUMINATE THE LOT OWNED BY THAT PROPERTY OWNER	Outside Illumination Violation	Letter Sent
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INSPECTOR COMMENTS: CONFIGURE LIGHTING AT REAR OF BUILDING IN ORDER TO PREVENT GLARE INTO NEARBY RESIDENTIAL PROPERTIES - ALL LIGHTING TO BE DIRECTED DOWNWARD AND ONLY ILLUMINATE THE LOT OWNED BY THAT PROPERTY OWNER

28600 SOUTHFIELD RD	LATHFIELD PARTNERS LLC	CONFIGURE LIGHTING AT REAR OF BUILDING IN ORDER TO PREVENT GLARE INTO NEARBY RESIDENTIAL PROPERTIES - ALL LIGHTING TO BE DIRECTED DOWNWARD AND ONLY ILLUMINATE THE LOT OWNED BY THAT PROPERTY OWNER	Outside Illumination Violation	Letter Sent
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INSPECTOR COMMENTS: CONFIGURE LIGHTING AT REAR OF BUILDING IN ORDER TO PREVENT GLARE INTO NEARBY RESIDENTIAL PROPERTIES - ALL LIGHTING TO BE DIRECTED DOWNWARD AND ONLY ILLUMINATE THE LOT OWNED BY THAT PROPERTY OWNER

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28820 SOUTHFIELD RD	LATHFIELD HOLDINGS LLC	<p>1. CONFIGURE LIGHTING AT REAR OF BUILDING IN ORDER TO PREVENT GLARE INTO NEARBY RESIDENTIAL PROPERTIES - ALL LIGHTING TO BE DIRECTED DOWNWARD AND ONLY ILLUMINATE THE LOT OWNED BY THAT PROPERTY OWNER</p>	Outside Illumination Violation	Letter Sent

2. REPAIR/REPLACE FLICKERING LIGHT AT REAR

5.8 OUTSIDE ILLUMINATION

All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities.

INSPECTOR COMMENTS:

1. CONFIGURE LIGHTING AT REAR OF BUILDING IN ORDER TO PREVENT GLARE INTO NEARBY RESIDENTIAL PROPERTIES - ALL LIGHTING TO BE DIRECTED DOWNWARD AND ONLY ILLUMINATE THE LOT OWNED BY THAT PROPERTY OWNER

2. REPAIR/REPLACE FLICKERING LIGHT AT REAR

18181 W 12 MILE RD	PROFESSIONAL RESOURCE DEV, INC	<p>CONFIGURE EXTERIOR LIGHTING (2 LIGHTS AT SOUTHWEST CORNER & 1 LIGHT AT NORTHWEST CORNER) IN ORDER TO PREVENT GLARE INTO NEARBY RESIDENTIAL PROPERTIES - ALL LIGHTING TO BE DIRECTED DOWNWARD AND ONLY ILLUMINATE THE LOT OWNED BY THAT PROPERTY OWNER</p>	Outside Illumination Violation	
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5.8 OUTSIDE ILLUMINATION

All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities.

INSPECTOR COMMENTS: CONFIGURE EXTERIOR LIGHTING (2 LIGHTS AT SOUTHWEST CORNER & 1 LIGHT AT NORTHWEST CORNER) IN ORDER TO PREVENT GLARE INTO NEARBY RESIDENTIAL PROPERTIES - ALL LIGHTING TO BE DIRECTED DOWNWARD AND ONLY ILLUMINATE THE LOT OWNED BY THAT PROPERTY OWNER

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Records: 14

Code Enforcement

Reporting: Steve