

## Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
<b>18679 RAINBOW DR</b>	<b>WOOLFOLK, DORIS S</b>	<b>Dead tree laying over sidewalk from backyard</b>	<b>Re-Inspection</b>	<b>Dead Tree</b>	<b>Letter Sent</b>

### 82-29 Duty to remove nuisance trees

It shall be the duty of all owners and other persons in possession of real property whereon public nuisances, as established in this article, are kept or stored to remove such trees within ten days following notification that the nuisance exists.

(Code 1991, art. V, ch. 4, § 102; Ord. No. 372-03, pt. III, 12-1-2003)

INSPECTOR COMMENTS: DEAD TREE FROM BACKYARD OF HOME LEANING OVER THE SIDEWALK MUST BE REMOVED IN 10 DAYS.

<b>18516 SARATOGA BLVD</b>	<b>MICHAEL SCOTT - TRUS</b>	<b>Property listed on VBRO as rental but not registered with Lathrup Village</b>	<b>Re-Inspection</b>	<b>Land lord license</b>	<b>Letter Sent</b>
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### 18-184 Rental licenses

(a) All rental units must be licensed during any period of occupancy. Rental licenses are not transferable between landlords or rental units.

(b) The following approvals must be obtained by the landlord in order to obtain a rental license:

(1) The building official shall determine that the rental unit under application has been inspected and approved within the past 18 months as in compliance with the various codes appropriate to property maintenance and construction trades, as codified in chapter 14 of the Lathrup Village Municipal Code, and, that the mechanical system has been checked and certified by a licensed mechanical contractor that the system is in safe and proper working order according to the applicable code. A building approval that has been issued within the past eighteen months does not restrict the official from requiring additional inspections as permitted by the chapter 14 codes, or when there is a complaint or other probable cause to suspect that a violation or violations of any code or section of this article may exist.

(2) A building official shall determine whether the structure(s) and uses comply with, or are exempt from, the city zoning requirements. All rental units shall comply with the city zoning ordinance or obtain a determination of lawful nonconformity from the building official or zoning board of appeals, as provided for in the zoning ordinance.

(3) Fire Marshall approval shall be required for commercial structures and those residential uses regulated by the National Fire Prevention Code.

(4) Water department approval shall be required, certifying that the water account for the structure is not delinquent.

(5) City treasurer approval shall be required, certifying that the property taxes for the parcel in question are not delinquent.

(c) Upon a finding of compliance with the provisions hereof and payment of the required fees a license shall be issued.

(d) At any time, that a finding is made by the enforcing agency that a condition exists which would constitute a hazard to health or safety, No license shall be issued and a license issued shall be suspended and an order to comply with this article shall be issued immediately and served upon the owner in accordance with section 18-196. On reinspection and proof of compliance, the order shall be rescinded and a license issued or reinstated.

(Ord. No. 363-01, pt. I, 12-3-2001)

INSPECTOR COMMENTS: PROPERTY COMPLAINT THAT IT WAS BEING RENTED OUT ONLINE AS A RENTAL. FOUND PROPERTY LISTED ON VBRO AND HOME HAS NOT BEEN REGISTERED OR INSPECTED AS A RENTAL HOME.

## Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
18266 RAINBOW DR	COOK, GREGORY	RECEIVED COMPLAINT FROM NEIGHBOR ABOUT TRASH IN YARD AND TRASH CANS TIPPED OVER FOR WEEKS. NEIGHBORS CONTINUE COMPLAIN OF HOUSE BEING USED AS A RENTAL FOR PARTIES AND NOT MAINTAINED.	Re-Inspection	COMPLAINT -	Letter Sent

### 5.3 WASTE AND RUBBISH

1. No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any offensive or obnoxious matter, shall be kept in open containers or piled, placed or stored on the open ground. The owners and occupants of every building shall provide proper receptacles for said waste and keep receptacles clean and not exposed on the grounds outside of a building. Rubbish may, however, be placed at roadside for pickup on designated days in conformity with the city's ordinances regulating rubbish collections.

INSPECTOR COMMENTS: A.) RECEIVED NEIGHBOR COMPLAINT THAT LOOSE TRASH IN FRONT AND SIDE YARDS. INSPECTED PROPERTY AND CONFIRMED. TRASH CAN TIPPED OVER AND LITTER BLOWING THROUGH NEIGHBORHOOD. ALL GARBAGE NEEDS TO BE BAGGED OR IN AN ENCLOSED CONTAINER. PROPERTY OWNER WILL BE TICKETED IF NOT CLEANED UP WITHIN 48 HOURS OF RECEIVING NOTICE. NEIGHBORS STATE PROPERTY BEING RENTED OUT FOR PARTIES.

B.) PROPERTY IS NOT LISTED WITH CITY AS A VACANT OR A RENTAL.

19439 SUNNYBROOK AVE	MARSHALL, RAYMOND	Inoperable Vehicle in driveway with no plate and flat tire.	Re-Inspection	COMPLAINT -	Letter Sent
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### Inoperable Vehicles- Sec 416 & Sec. 5.6

This notice is to inform you that the above-described property is in violation of the City of Lathrup Village Building Code and City of Lathrup Village Zoning Ordinance Sec. 416. Inoperable and abandoned motor vehicles. No person shall cause or permit any inoperable or abandoned motor vehicles to be parked or stored in the open on any public or private property within the city such vehicles shall otherwise be kept, stored, and parked within a garage. 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.

INSPECTOR COMMENTS: VEHICLE IN DRIVEWAY NOT PLATED AND WITH FLAT TIRE. ( INOPERABLE) VEHICLE NEEDS TO BECOME OPERABLE WITHIN 14 DAYS.

# Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
27475 GOLDENGATE W	DI FISHER, SEAN ANDRE	<b>Initial Complaint sent on 3-28-23 with no compliance. Tree maintenance on property shall be properly maintained at all times. Trim and remove all damaged/broken/hanging limbs from trees/fence line/house. Remove dead trees/limbs as needed.</b>	<b>Re-Inspection</b>	<b>Property Maintenance</b>	<b>Letter Sent</b>

Sec. 82-29. - Duty to remove nuisance trees.

It shall be the duty of all owners and other persons in possession of real property whereon public nuisances, as established in this article, are kept or stored to remove such trees within ten days following notification that the nuisance exists.

INSPECTOR COMMENTS: Tree maintenance on property shall be properly maintained at all times. Trim and remove all damaged/broken/hanging limbs from trees/fence line/house. Remove dead trees/limbs as needed.

302.5 Rodent harborage.

Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

INSPECTOR COMMENTS: The large piles of dead materials in backyard is causing rodent harborage and needs to be removed from backyard.

17435 REDWOOD AVE	JACKSON, FRANCES J	<b>Vehicle parked blocking the sidewalk for multiple days</b>	<b>Re-Inspection</b>	<b>Vehicle Storage</b>	<b>Letter Sent</b>
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4.1 OUTSIDE STORAGE AND PARKING

57.674 Prohibited Parking; violation as civil infraction.

Sec. 674.

(1) A vehicle must not be parked on a sidewalk except if necessary to avoid conflict with other traffic or in compliance with the law or the directions of a police officer or traffic-control device

INSPECTOR COMMENTS: Warning - Car found blocking the public sidewalk multiple time this is violation a local ordinance and state law. Please refrain from parking vehicles on the sidewalk going forward.

19010 WILTSHIRE BLVD	MOHSEN, NAWAL	<b>Black Cargo Trailer parked in driveway for multiple weeks</b>	<b>Re-Inspection</b>	<b>Trailer / PODS</b>	<b>Letter Sent</b>
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4.1 OUTSIDE STORAGE GARDEN TRIALERS, SNOWMOBILES

03/14/2024

# Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
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5. The outside storage of garden trailers, snowmobiles, all-terrain vehicles, trailers for the aforementioned, or the like, unless they are stored in the rear or side yards and screened from the view of persons on public streets. The aforementioned shall not be stored closer than five feet to any building or within five feet of the rear or side yard property line, nor shall they be more than six feet in height above the surface upon which the aforementioned are parked or stored. All such storage shall be upon a parking surface of concrete, asphalt or brick pavers and the driveway access to the parking surface shall be of the same or similar material. A violation of this subsection shall be a civil infraction.

INSPECTOR COMMENTS: BLACK TRAILER PARKED IN DRIVEWAY FOR MULTIPLE WEEKS. TRAILER MUST BE REMOVED FROM DRIVEWAY AND STORED OFFSITE UNLESS LOADING AND UNLOADING. ANY QUESTIONS OR CONCERNS FEEL FREE TO GIVE ME A CALL.

<b>19050 SAN QUENTIN DR</b>	<b>BELL, MATTHEW</b>	<b>TRAILER PARKED IN DRIVEWAY</b>	<b>Re-Inspection</b>	<b>COMPLAINT -</b>	<b>Letter Sent</b>
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## 4.1 OUTSIDE STORAGE GARDEN TRIALERS, SNOWMOBILES

5. The outside storage of garden trailers, snowmobiles, all-terrain vehicles, trailers for the aforementioned, or the like, unless they are stored in the rear or side yards and screened from the view of persons on public streets. The aforementioned shall not be stored closer than five feet to any building or within five feet of the rear or side yard property line, nor shall they be more than six feet in height above the surface upon which the aforementioned are parked or stored. All such storage shall be upon a parking surface of concrete, asphalt or brick pavers and the driveway access to the parking surface shall be of the same or similar material. A violation of this subsection shall be a civil infraction.

INSPECTOR COMMENTS: RECEIVED COMPLAINT OF ABOVE ORDINANCE THAT A BLACK CARGO TRAILER PARKED IN DRIVEWAY CAN ONLY BE STORED FOR TEMPORARY LOADING AND UNLOADING NOT STORAGE. PLEASE REMOVE TRAILER WITHIN 14 DAYS OF NOTICE. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT ME AT THE NUMBER BELOW.

<b>18174 CAMBRIDGE BLVD</b>	<b>HENGSTEBECK, JAMES</b>	<b>Fence not completed or inspected, before permit expired. Received complaint fence is open letting animals in backyard.</b>	<b>Re-Inspection</b>	<b>COMPLAINT -</b>	<b>Letter Sent</b>
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## 302.7 Accessory structures.

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

INSPECTOR COMMENTS: FENCE PERMIT PULLED ON 8-16-23 AND EXPIRED ON 2-16-24 WITHOUT FINAL INSPECTION. SPOKE WITH RESIDENT INSPECTION SCHEDULED

<b>18160 CAMBRIDGE BLVD</b>	<b>FRANK, KOREE</b>	<b>RESIDENT COMPLAINT - DOG WAS CHASED DUE TO FENCE NOT PROPERLY REPAIRED.</b>	<b>Re-Inspection</b>	<b>Accessory Structure</b>	<b>Letter Sent</b>
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## 302.7 Accessory structures.

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# Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.					
INSPECTOR COMMENTS: TEMPORARY FENCE PUT UP IS NOT TO CODE AND CREATING ANIMAL WELFARE RISK. COMPLAINT MADE BY RESIDENT. NEEDS TO BE FIXED WITHIN 7 DAYS OR NOTIFY BUILDING DEPARTMENT OF THE PLAN OF REPAIR.					
28927 SOUTHFIELD RD	VINTAGE VILLAGE	Temporary Banner Permit has expired and sign needs to come down.	Re-Inspection	Sign Violation	Letter Sent
28584 SUNSET W BLVD	JACKSON, CURTIS L	Received compaint of yard waste in street. Spoke with resident that this service did not start till April and needed to be moved out of street	Re-Inspection	Yard waste	Spoke W/ Reside
28935 SOUTHFIELD RD	STEP BY STEP	Window coverage exceeds the 10% allowed by ordinance.	Re-Inspection	Sign Violation	Letter Sent
28927 SOUTHFIELD RD	VINTAGE VILLAGE	Window coverage exceeds the 10% allowed by ordinance.	Re-Inspection	Sign Violation	Letter Sent
28901 SOUTHFIELD RD	SOUTHFIELD LLC	Window coverage exceeds the 10% allowed by ordinance.	Re-Inspection	Sign Violation	Letter Sent

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# Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
28651 SOUTHFIELD RD	DOMINOS	Window coverage exceeds the 10% allowed by ordinance.	Re-Inspection	Sign Violation	Letter Sent
28645 SOUTHFIELD RD	CASH GIANT	Window Sign Coverage Violation. Notice of Violation Mailed 2-27-24	Re-Inspection	Sign Violation	Letter Sent
28635 SOUTHFIELD RD	ZIP PRINTING LLC	Window Sign Coverage Violation. Notice of Violation Mailed 2-27-24	Re-Inspection	Sign Violation	Letter Sent
28305 SOUTHFIELD RD	MCNEAL-O'BRIEN TEAM	Window Sign Coverage Violation. Notice of Violation Mailed 2-27-24	Re-Inspection	Sign Violation	Letter Sent
26911 SOUTHFIELD RD	WIRELESS PHONE DOCT	Window Sign Coverage Violation. Notice of Violation Mailed 2-27-24	Re-Inspection	Sign Violation	Letter Sent

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# Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
26300 SOUTHFIELD RD	DESTINATION XL #9059	Window Sign Coverage Violation. Notice of Violation Mailed 2-27-24	Re-Inspection	Sign Violation	Letter Sent
28939 SOUTHFIELD RD	EXXON	Window Sign Coverage Violation. Notice of Violation Mailed 2-27-24	Re-Inspection	Sign Violation	Letter Sent
26237 SOUTHFIELD RD	SOUTHFIELD PHARMAC	Window Sign Coverage Violation. Notice of Violation Mailed 2-27-24	Re-Inspection	Sign Violation	Letter Sent
17655 TWELVE MILE	TWELVE SOUTHFIELD	A received complaint on 2-16-24	Re-Inspection	COMPLAINT -	Letter Sent

Section 11.9. - Assessment for Removal of Hazards, Etc.:

The assessment for the cost of the abatement of any hazard or nuisance to be made pursuant to Section 2.2(q) or Section 2.2(r), or for the cost of removing snow, ice or other obstructions from sidewalks to be made pursuant to Section 2.2(s), or removing weeds pursuant to Section 2.2(t), shall be made by resolution of the Council. Notice of the time at which the Council will act thereon shall be given by first class mail to the owner of the property to be assessed as shown by the current tax roll of the city, except that no notice shall be required in the case of assessments for the removal of weeds, snow or ice. For the purposes of collection of such assessment, the adoption of such resolution shall be equivalent to the confirmation of a special assessment roll. The amount of any such assessment shall become a debt to the city upon adoption of such resolution, be due at such time as the Council shall prescribe, and shall be subject to the collection fees and become a lien as provided in Section 11.7. Every such assessment shall also be subject to Sections 11.4, 11.5 and 11.6.

INSPECTOR COMMENTS:

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## 5.7 BLIGHT: PROPERTY MAINTENANCE AND REPAIR

5.7 The owners and occupants of all lots and structures in this city shall exercise "due care" to maintain and repair their lands and structures to the minimum standards imposed by the statutes of this state and ordinances of this city governing property maintenance, weed control, and the like. No property owner or occupant shall cause of [or] permit, through the failure to exercise due care, his property to become so badly maintained or out of repair that it becomes a blighting influence upon any neighboring property or properties to the extent that the fair market value of such neighboring property or properties is impaired and depressed by \$3,000.00 or more by reason of their proximity to the subject lot. All lots and structures which are or become blighting influences in violation of this provision shall be deemed to be nonconforming uses under article 7.

INSPECTOR COMMENTS: Police Report from 2-16-24 stated a light post fell and hit a car. Two Weeks later the repair has not been made and the pole sits on the city easement. Light post must be moved within 7 days of this letter and a plan submitted to repair the light and report that the pole site is safe.

<b>28871 SOUTHFIELD 100</b>	<b>G &amp; A REAL ESTATE INV SIGN COVERAGE ON WINDOW EXCEEDS</b>	<b>ORDINANCE</b>	<b>Ordinance</b>	<b>Sign Violation</b>	<b>Letter Sent</b>
<b>CODE LETTER SENT 2-28-24</b>					

<b>18266 RAINBOW DR</b>	<b>COOK, GREGORY</b>	<b>TRASH LEFT ALL OVER LAWN AND OVERFILLED GARBAGE CANS - PICTURES IN EMAIL</b>	<b>Re-Inspection</b>	<b>Property Maintenance</b>	<b>Letter Sent</b>
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54-66 Outside storage for unsightly or offensive materials.

No person shall cause or permit the premises he owns or otherwise has under his occupancy or control or the adjoining right-of-way to be used for the outside storage (outside of an appropriate container or building) of garbage, sewage, filth, refuse, dead or cut tree branches, waste, including yard waste, trash, debris, litter, rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any unsightly, offensive or obnoxious materials. All land areas found to be used for such purposes or to be strewn with such materials are declared to be public nuisances.  
(Code 1991, art. V, ch. 7, § 108)

INSPECTOR COMMENTS: WEEKEND PARTY COMPLAINT TO POLICE AND NO CLEANUP. YARDS LITTERED WITH TRASH AND OVER FILLED GARBAGE CANS CREATING RODENT HARBORAGE. REPEAT VIOLATION TICKETING AND FINES WILL BE ACCESSED WITH NEXT VIOLATION OR NON-COMPLIANCE WITHIN 7 DAYS.

<b>18161 W 12 MILE RD STE 4 EXCEL RX PHARMACY</b>	<b>TWO BANNERS ON THE OUTSIDE OF THE BUILDING VIOLATING THE SIGN ORDINANCE</b>	<b>Ordinance</b>	<b>Ordinance</b>	<b>Sign Violation</b>	<b>Letter Sent</b>
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Sec. 52-28. - Prohibited signs.



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# Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
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The following signs are prohibited:

(1)Add-on signs(2)Animated signs(3)Beacon lights(4)Banners (except street banners advertising community/special events)(5)Feather and flutter signs(6)Festoons(7)Inflatable signs(8)Mirrors or mirrored signs(9)Moving signs(10)Obsolete signs(11)Pennants(12)Pole signs(13)Roof signs(14)Snipe signs  
 (Ord. No. 437-15, pt. II, 4-20-2015; Ord. No. 464-21 , 6-21-2021)

INSPECTOR COMMENTS: COMPLAINT RECEIVED AND VERIFIED THAT SIGNS ON THE BUILDING ARE NONCOMPLIANT TO THE ABOVE CODE. POSSIBILITY OF THE LATHRUP VILLAGE DDA GRANT FOR SIGNAGE TO MEET CODE. MUST BE CORRECTED WITHIN 30 DAYS.

<b>18254 MEADOWOOD AVE ROSS, ERIK</b>		<b>TWO VEHICLES PARKED IN DRIVEWAY WITHOUT PLATES. PICTURES IN EMAIL.</b>	<b>Re-Inspection</b>	<b>Inoperable Vehicle</b>	<b>Letter Sent</b>
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### Inoperable Vehicles- Sec 416 & Sec. 5.6

This notice is to inform you that the above-described property is in violation of the City of Lathrup Village Building Code and City of Lathrup Village Zoning Ordinance Sec. 416. Inoperable and abandoned motor vehicles. No person shall cause or permit any inoperable or abandoned motor vehicles to be parked or stored in the open on any public or private property within the city such vehicles shall otherwise be kept, stored, and parked within a garage. 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.

INSPECTOR COMMENTS: TWO VEHICLES PARKED IN DRIVEWAY WITHOUT PLATES DEEMING THEM INOPERABLE AND IN VIOLATION OF THE ABOVE CODE. PLEASE CORRECT THE ABOVE VIOLATION WITHIN 7 DAYS.

<b>28950 LATHRUP BLVD</b>	<b>ROBERTS, JOHN</b>	<b>RECEIVED COMPLAINT OF MULTIPLE LARGE ITEMS PUT TO CURB PRIOR TO GARBAGE DAY AND BULK ITEMS THAT TRINGALI WONT PICK UP</b>	<b>Re-Inspection</b>	<b>Curbside Violation</b>	<b>Violation Notice</b>
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## Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
28861 SOUTHFIELD RD	KABOB KABOB	ORDINANCE ONLY ALLOWS FOR 10% COVERAGE OF COMMERCIAL WINDOW COVERAGE. KABOB KABOB EXCEEDS THE LIMIT AND IS IN VIOLATION.	Re-Inspection	Sign Violation	Letter Sent
28615 BLOOMFIELD DR	LISABETH, RICHARD	MOTOR HOME PARKED IN DRIVEWAY AND CAR PARKED ON GRASS	Re-Inspection	Vehicle Storage	Letter Sent

### PARKING SURFACES

Parking areas shall be curbed, graded, and properly drained to remove surface water. Parking surfaces shall consist of asphalt, concrete, or another hard surface treatment approved by the City

INSPECTOR COMMENTS: RECEIVED COMPLAINT OF CAR PARKED ON GRASS. VIOLATION OF THE ABOVE CODE MUST BE RESOLVED WITHIN 48 HOURS OF RECEIVING LETTER.

### 4.1 OUTSIDE STORAGE (HOUSE TRAILERS)

All house trailers, trailer coaches, mobile homes, motor homes, and other vehicles constructed, equipped, or altered to provide cooking and overnight sleeping facilities, provided however, "overnight parking and storage" shall be liberally construed and applied as to such vehicles to permit same to be brought to and kept on a lot for up to 48 consecutive hours during a calendar week beginning 12:01 a.m. of every Sunday for the purpose of loading or unloading, but not for the purpose of rebuilding, remodeling, or effecting mechanical repairs. The above described vehicles shall not be connected to electricity, water, gas or sanitary sewer facilities. The previously described vehicles shall not be parked within ten feet of any building, within seven feet of a sidewalk or within seven feet from the front lot line, if there is not a sidewalk, and the vehicle shall not create a site distance/ traffic safety hazard.

A. A violation of Sec. 4.2.3 shall be a civil infraction.

B. There is hereby created a rebuttable presumption creating a violation of Sec. 4.2.3 if any of the above described vehicles are viewed, parked or stored, in the same or similar location, more than four times within a 48 hour consecutive time period. (At least one viewing every 12 hours is required).

C. The rebuttable presumption may not be defeated by a showing that the vehicle has been merely moved within the property, that it has been driven off the property and returned merely to defeat the purposes of this section, or by merely making a trip to a service station and returning to the property.

INSPECTOR COMMENTS: RECEIVED COMPLAINT OF MOTOR HOME PARKED IN DRIVEWAY TO BE COMPLIANT WITH THE ABOVE CODE MOTORHOME MUST BE MOVED WITHIN 48 HOURS.