

DDA Code Enforcement Report February + March 2025

Address	Property Owner	Violation	Category	Status
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February and March 2025

27300 SOUTHFIELD RD Abro Property	PLACEMENT OF INSTALLED WALL MUST BE IN LOCATION OF APPROVED PLANS	Sign Violation	Letter Sent
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R105.1 Required

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

INSPECTOR COMMENTS: PLACEMENT OF INSTALLED WALL SIGN MUST BE IN LOCATION OF APPROVED PLANS

26631 SOUTHFIELD RD SMJ BUILDING LLC	ALL OBSOLETE/ABANDONED SIGNAGE TO BE REMOVED -REMOVE ALL SIGNAGE WHERE BUSINESS ENTITY NO LONGER OCCUPIES THE PROPERTY FROM MONUMENT SIGN AND WINDOWS OR WALLS WHERE APPLICABLE ***IGWT NOT THE OWNER - SEND NEW NOTICE TO SMJ***	Sign Violation	Letter Sent
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Sec. 52-30. -

Maintenance

(a) Damaged or abandoned signs

- (1) Signs which are broken, torn, bent, or whose supports are broken, bent, or damaged, and signs that are not reasonably level and plumb shall be

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repaired and installed in a manner prescribed by the enforcement officer and/or building official, but in no case shall repair requirements exceed building code requirements and the original condition of the sign and/or its supports.				

(2) Abandoned signs shall be removed or put into service. Removal of such signs shall include removal of the poles and/or supports.

INSPECTOR COMMENTS: ALL OBSOLETE/ABANDONED SIGNAGE TO BE REMOVED - REMOVE ALL SIGNAGE WHERE BUSINESS ENTITY NO LONGER OCCUPIES THE PROPERTY FROM MONUMENT SIGN AND WINDOWS OR WALLS WHERE APPLICABLE. (MONUMENT SIGNAGE TO BE REPLACED WITH PLAIN INSERT OF LIKE COLOR)

26237 SOUTHFIELD RD JALEEL, QUADIR MD PC	A) ALL OBSOLETE/ABANDONED SIGNAGE TO BE REMOVED - REMOVE ALL SIGNAGE WHERE BUSINESS ENTITY NO LONGER THE PROPERTY FROM MONUMENT SIGN AND WINDOWS OR WALLS WHERE APPLICABLE. (MONUMENT SIGNAGE TO BE REPLACED WITH PLAIN INSERT OF LIKE COLOR) B) SIGN FRAME REMAINING AFTER "FIRST LADY" (26221) SIGN WAS REMOVED. THE METAL SIGN FRAMING MUST ALSO BE REMOVED FROM ROOF	Sign Violation	Letter Sent
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Sec. 52-30. Maintenance

(a) Damaged or abandoned signs.

(1) Signs which are broken, torn, bent or whose supports are broken, bent or damaged, and signs that are not reasonably level and plumb shall be repaired and installed in a manner prescribed by the enforcement officer and/or building official, but in no case shall repair requirements exceed building code requirements and the original condition of the sign and/or its supports.

(2) Abandoned signs shall be removed or put into service. Removal of such signs shall include removal of the poles and/or supports.

INSPECTOR COMMENTS:

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Address	Property Owner	Violation	Category	Status
A) ALL OBSOLETE/ABANDONED SIGNAGE TO BE REMOVED - REMOVE ALL SIGNAGE WHERE BUSINESS ENTITY NO LONGER OCCUPIES THE PROPERTY FROM MONUMENT SIGN AND WINDOWS OR WALLS WHERE APPLICABLE. (MONUMENT SIGNAGE TO BE REPLACED WITH PLAIN INSERT OF LIKE COLOR)				
B) SIGN FRAME REMAINING AFTER "FIRST LADY" (26221) SIGN WAS REMOVED. THE METAL SIGN FRAMING MUST ALSO BE REMOVED FROM ROOF				

26237 SOUTHFIELD RD JALEEL, QUADIR MD	TRASH BINS TO BE STORED OUT OF PUBLIC VIEW - BIN PC OBSERVED IN PARKING LOT ON THURSDAY, 3/13/2025	Trash Container in Public View	Complied
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54-34 Removal of emptied containers.

Solid waste containers that have been emptied shall be promptly removed from the roadside by the owner, tenant or occupant of the abutting property who caused or permitted the containers for solid waste to be placed on the roadside in the first place by no later than sunrise of the next day following collection.

(Code 1991, art. VIII, ch. 4, § 302; Ord. No. 385-06, pt. III, 1-22-2007)

INSPECTOR COMMENTS: TRASH BINS TO BE STORED OUT OF PUBLIC VIEW - BIN OBSERVED IN PARKING LOT ON THURSDAY, 3/13/2025

26237 SOUTHFIELD RD JALEEL, QUADIR MD PC	PAPER NOT APPROVED SIGN MATERIAL - REMOVE PAPER SIGNAGE FROM WINDOW AT 26221	Sign Violation	Letter Sent
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Sec. 52-28. - Prohibited signs.

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:

Sec. 52-23. (h)

Paper sheets shall not be applied in any manner to any sign or any building, except any allowed window signs as otherwise permitted in this article.

PAPER NOT APPROVED SIGN MATERIAL - REMOVE PAPER SIGNAGE FROM WINDOW AT 26221

26237 SOUTHFIELD RD JALEEL, QUADIR MD PC	ALL OBSOLETE/ABANDONED SIGNAGE TO BE REMOVED - REMOVE ALL SIGNAGE WHERE BUSINESS ENTITY NO LONGER OCCUPIES THE PROPERTY (SOUTHFIELD PHARMACY)	Sign Violation	No Cause For Action
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Sec. 52-30. Maintenance

(a)Damaged or abandoned signs.

(1)Signs which are broken, torn, bent or whose supports are broken, bent or damaged, and signs that are not reasonably level and plumb shall be repaired and installed in a manner prescribed by the enforcement officer and/or building official, but in no case shall repair requirements exceed building code requirements and the original condition of the sign and/or its supports.

(2) Abandoned signs shall be removed or put into service. Removal of such signs shall include removal of the poles and/or supports.

INSPECTOR COMMENTS: ALL OBSOLETE/ABANDONED SIGNAGE TO BE REMOVED - REMOVE ALL SIGNAGE WHERE BUSINESS ENTITY NO LONGER OCCUPIES THE PROPERTY (SOUTHFIELD PHARMACY)

26727 SOUTHFIELD RD JAVANTE SHAMMAMI	OUTLINE TUBING SIGN LIMIT IS ONE PER BUSINESS - DISPLAYING 2 "OPEN" OUTLINE TUBING SIGNS NOT PERMITTED	Sign Violation	Letter Sent
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Sec. 52-25. (e) Other signs

(1) Outline tubing sign. Outline tubing signs are limited to two square feet and one per business.

INSPECTOR COMMENTS: OUTLINE TUBING SIGN LIMIT IS ONE PER BUSINESS - DISPLAYING 2 "OPEN" OUTLINE TUBING SIGNS NOT PERMITTED

52-25 SIGN types that require a permit.

(c) Temporary pedestrian or A-frame signs.

(1) A-frame signs shall be permitted in the following districts: MX and village center districts.

(2) The area of the A-frame sign shall not exceed six square feet per side or a total of 12 square feet total.

(3) One such sign shall be permitted per customer entrance or per on-site business, whichever is less.

(4) The sign height of the sign structure shall be no greater than four feet and the width shall be no greater than three feet.

(5) The sign shall not be illuminated in any manner.

(6) The sign shall be located a minimum of three feet from the back of street curb and it shall not be located in a manner as to interfere with vehicular or pedestrian traffic flow or visibility. A four-foot minimum pedestrian clearance area is required.

(7) The sign is permitted only during operating business hours or from the hours of 6:00 a.m. to 10:00 p.m., whichever is less, and must be stored inside when the establishment is not open to the general public.

(8) A-frame signs shall be spaced a minimum of 20 feet apart.

- (9) The sign must be professionally constructed of weather-proof, durable material, and kept in good repair.
- (10) The sign shall have a black or silver/gray frame. Changeable message panels shall be either professionally printed or white changeable letters shall be used on a black or dark color background. A "blackboard-style" message area, similar to those used for daily restaurant specials, may all be used for all or a portion of the sign area.
- (11) The signs shall not be illuminated, nor shall they contain moving parts, or have balloons, windsocks, pinwheels, streamers, pennants, or similar adornment attached to them.

INSPECTOR COMMENTS: TEMPORARY SIGNAGE FASTENED TO GAS PUMP STRUCTURES NOT PERMITTED OR APPROVED - REMOVE

27300 SOUTHFIELD RD Abro Property

**BUSINESS NOT TO EXCEED CITY BUSINESS HOURS OF Hours of Operation No Cause for
OPERATION TIMES BETWEEN 7 AM AND 11 PM Action**

4.7 HOURS OF OPERATION FOR ALL PLACES OF BUSINESS, TRADE OR COMMERCE

It is the express policy and intent of the city to preserve and protect its essence and character as a fine residential community by placing reasonable limitations on the uses of property where such uses will, or may be likely to, intrude upon the peaceful and quiet enjoyment of adjacent residential areas to an unreasonable degree or to be or to become a legal nuisance in fact as defined by the common law of this state. To this end, no place of business, trade or commerce shall be open for the transaction of business with the general public between the hours of 11:00 p.m. and 7:00 a.m. the following day except with the express prior approval of the Zoning Board of Appeals as a deviation under the provisions of Section 7.

INSPECTOR COMMENTS: OPERATING HOURS NOT TO EXCEED CITY HOURS OF OPERATION OF BETWEEN 7 AM AND 11 PM

27300 SOUTHFIELD RD Abro Property	OUTLINE TUBING SIGN LIMIT IS ONE PER BUSINESS - Sign Violation DISPLAYING 3 "OPEN" OUTLINE TUBING SIGNS NOT PERMITTED - CANNOT EXCEED 2 SQUARE FEET	Complied
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Sec. 52-25. (e) Other signs

(1) Outline tubing sign. Outline tubing signs are limited to two square feet and one per business.

INSPECTOR COMMENTS: OUTLINE TUBING SIGN LIMIT IS ONE PER BUSINESS - DISPLAYING 3 "OPEN" OUTLINE TUBING SIGNS NOT PERMITTED - CANNOT EXCEED 2 SQUARE FEET

27047 SOUTHFIELD RD LAN LAN HOLDINGS LLC	OUTLINE TUBING SIGN LIMIT IS ONE PER BUSINESS - Sign Violation DISPLAYING 2 OUTLINE TUBING SIGNS NOT PERMITTED	Complied
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Sec. 52-25. (e) Other signs

(1) Outline tubing sign. Outline tubing signs are limited to two square feet and one per business.

INSPECTOR COMMENTS: OUTLINE TUBING SIGN LIMIT IS ONE PER BUSINESS - DISPLAYING 2 OUTLINE TUBING SIGNS NOT PERMITTED

27327 SOUTHFIELD RD KAY BEE BEAUTY & NAIL SALON LLC	A) OUTLINE TUBING SIGN LIMIT IS ONE PER BUSINESS B) ANIMATED SIGNS NOT PERMITTED	Sign Violation	Complied
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Sec. 52-25. (e) Other signs

(1) Outline tubing sign. Outline tubing signs are limited to two square feet and one per business.

Sec. 52-28. - Prohibited signs.

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: ANIMATED SIGNS NOT PERMITTED - REMOVE

27651 SOUTHFIELD RD OAKLAND CITY BUSINESS DEVELOPMENT COMPANY	HOURS OF OPERATION ARE BETWEEN 7 AM AND PM - NOT TO EXCEED HOURS OF OPERATION PER ZONING 4.7	11Hours of Operation	Letter Sent
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4.7 HOURS OF OPERATION FOR ALL PLACES OF BUSINESS, TRADE OR COMMERCE

It is the express policy and intent of the city to preserve and protect its essence and character as a fine residential community by placing reasonable limitations on the uses of property where such uses will, or may be likely to, intrude upon the peaceful and quiet enjoyment of adjacent residential areas to an unreasonable degree or to be or to become a legal nuisance in fact as defined by the common law of this state. To this end, no place of business, trade or commerce shall be open for the transaction of business with the general public between the hours of 11:00 p.m. and 7:00 a.m. the following day except with the express prior approval of the Zoning Board of Appeals as a deviation under the provisions of Section 7.

INSPECTOR COMMENTS: CITY BUSINESS HOURS OF OPERATION ARE BETWEEN 7 AM AND 11 PM - NOT TO EXCEED HOURS OF OPERATION PER ZONING 4.7

27777 SOUTHFIELD RD SURNOW CO	DEBRIS IN DITCH ALONG SOUTHFIELD ROAD - REMOVE	Debris	Complied
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30-41 Maintenance of ditches and culverts

ARTICLE II. - STORMWATER MANAGEMENT

It shall be the duty of every property owner to maintain all stormwater ditches and culverts constructed or installed in the area between his property line and the centerline of any street or alley abutting upon his property in a condition free of waste, dirt, plant growth, and other obstructions which block or obstruct the designed flow of stormwater in the ditch or culvert. All ditches and culverts which are so obstructed as to allow the unreasonable accumulation or impounding of stormwaters are declared to be public nuisances and are subject to the abatement and special assessment provisions as provided in this Code. (Ord. No. 409-10, pt. II, 10-18-2010)

INSPECTOR COMMENTS: DEBRIS IN DITCH ALONG SOUTHFIELD ROAD - REMOVE

28939 SOUTHFIELD RD BERINGER LANDSCAPING INVESTMENT, LLC	RETAINING WALL NOT ANCHORED (ALONG 12 RD) AND HAS BEGUN TO COLLAPSE INTO AND OBSTRUCT SIDEWALK - REPAIR REQUIRED	MILESidewalk Maintenance	Letter Sent
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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.

(Code 1991, art. V, ch. 7, § 110)

INSPECTOR COMMENTS: LANDSCAPING RETAINING WALL NOT ANCHORED (ALONG 12 MILE RD) AND HAS BEGUN TO COLLAPSE INTO AND OBSTRUCT SIDEWALK - REPAIR REQUIRED