

## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
27300 Southfield Rd	Lathrup Village Plaza LLC	Work Started Without Required Permits - Right of Way Permit and Plumbing Permit Required for Work at Rear of Building in City Right of Way	Working Without Required Permit(s)	Complied

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. (Code 1991, art. V, ch. 7, § 108)

INSPECTOR COMMENTS: Work Started Without Required Permits - Right of Way Permit and Plumbing Permit Required for work at Rear of Building in City Right of Way

27300 Southfield Rd	Lathrup Village Plaza LLC	City Right of Way (Alley) Damaged After Work Started Without City Approval	Parking Lot Maintenance Violation	Door Tagged, 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)

## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
INSPECTOR COMMENTS: City Right of Way(Alley) Damaged After Work Started Without City Approval				
27300 Southfield Rd	Lathrup Village Plaza LLC	City Right of Way (Alley) Damaged After Work Started Without City Approval	Parking Lot Maintenance Violation	Door Tagged, Letter Sent

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: CITY RIGHT OF WAY(ALLEY) DAMAGED AFTER WORK STARTED WITHOUT CITY APPROVAL

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.

INSPECTOR COMMENTS: City Right Of Way (Alley) Damaged After Work Started Without City Approval

## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
27300 Southfield Rd	Lathrup Village Plaza LLC	Dangerous Structure/ Premises at Rear - Abatement Required Immediately	Dangerous Structure or Premises	Door Tagged, Letter Sent

Door Tagged, Letter 108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn, or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use or occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

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Address	Property Owner	Violation	Category	Status
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.				
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease.				
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.				
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.				

INSPECTOR COMMENTS: Dangerous Premises - Abatement Required

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27701 Southfield Rd	Melissa Thomas	Operating Without a Business License	Operating Without Business License	Door Tagged, Letter
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18-29 Unlicensed Businesses

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: Working Without Permit - Wall Sign Erected Without Permit and Review Approval

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## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
17641 W 12 Mile Rd Twelve	Southfield Assoc LLC	Animated Signs Prohibited - Open Sign Shall Not Be Animated	Sign Violation	Complied

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. (i)

Signs shall not have scrolling, blinking, flashing, animated or fluttering lights or other illuminating devices which have a changing light intensity, brightness or color.

INSPECTOR COMMENTS: Animated Signs Prohibited - Open Sign Shall Not Be Animated

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27701 Southfield Rd	Town Hall Investments	Strip Lighting Around Windows Not Permitted - Remove	Sign Violation	Letter Sent
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46-109 Arrangement, operation of lighting facilities.

(a) The following definitions apply to lighting in this section:

(1) Footcandle: The unit of measure expressing the quantity of light received on a surface. One footcandle (fc) is the illuminance produced by a candle on a surface one foot

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Address	Property Owner	Violation	Category	Status
(2) Light trespass: Light that falls beyond the property it is intended to illuminate.				
(3) Strip lighting: A device or devices installed that attract attention to a nonresidential use wherein a source or sources of light are arranged to be visible from the exterior of a building or structure including, but not limited to, strips of LED lights or neon tubes placed along the perimeter of building windows, along building edges, and other locations that serve to attract attention to a nonresidential use.				
(b) Lighting shall be permitted and regulated as follows:				
(1) It shall be unlawful to arrange, operate, keep, use or maintain artificial lighting facilities upon commercial and industrial premises without deflecting light trespass away from adjacent occupied residential.				
(2) Window perimeter lighting. Strip lighting designed for or having the effect of illuminating the perimeter of windows of storefronts and other nonresidential establishments shall meet the following:				
a. No direct light source shall be visible from any street or adjacent residential property.				
b. Lights shall not flash, blink, strobe, or create the impression of movement.				
c. Lights shall not change color.				
d. The brightness of window perimeter lighting shall be limited to 0.3 footcandles above ambient light conditions, as measured from the property line or lines nearest to each source of illumination.				
(3) Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146.				

INSPECTOR COMMENTS: Strip Lighting Around Windows Not Permitted – Remove

26732 Southfield Rd	Surnow Co	Animated/Flashing Signs Not Permitted - Discontinue Use (Open Sign)	Sign Violation	Complied
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Sec. 52-28. - Prohibited signs.

The following signs are prohibited:

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**Address                      Property Owner                      Violation                      Category                      Status**

(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/Flashing Signs Not Permitted - Discontinue Use (Open Sign)

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<b>28939 Southfield Rd</b>	<b>Beringer Investment, LLC</b>	<b>Animated Signs Not Permitted - Discontinue Use of Sign</b>	<b>Sign Violation</b>	<b>Letter Sent</b>
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INSPECTOR COMMENTS: Animated/Flashing Signs Not Permitted - Discontinue Use (Open Sign)

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<b>27150 Evergreen Rd</b>	<b>Michigan First Credit Union</b>	<b>Outline Tubing Signs Limited To Two Square Feet and One Per Business, Animated Signs Not Permitted - Currently 2 Animated Open Signs</b>	<b>Sign Violation</b>	<b>Complied</b>
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## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
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 Signs Limited To Two Square Feet And One Per Business, Animated Signs Not Permitted - Currently 2 Animated Open Signs

Sec. 52-28. - Prohibited signs.

The following signs are prohibited:

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INSPECTOR COMMENTS: Animated/Flashing Signs Not Permitted - Discontinue Use (Open Sign)

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27215 Southfield Rd	27215 Southfield LLC	Tall Grass/Weeds Near at Rear and Near Entry	Tall Grass/ Weeds	Complied
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Tall Grass and Weeds

Grass and weeds have exceeded a height of 7 inches. If not cut within 7 days the violation will be corrected by the City's Contractor at homeowner's expense.

INSPECTOR COMMENTS: Tall Grass/Weeds Near at Rear and Near Entry

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## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
27215 Southfield Rd	27215 Southfield LLC	Trash/Debris at Rear	Debris	Letter Sent

308.1 Accumulation of rubbish or garbage.

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

INSPECTOR COMMENTS: Trash/debris at rear – remove

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18239 W 12 Mile Rd	Indus Center For Academic	Grass Not to Exceed 7" In Height	Tall Grass/ Weeds	Complied
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Tall Grass and Weeds

Grass and weeds have exceeded a height of 7 inches. If not cut within 7 days the violation will be corrected by the City's Contractor at homeowner's expense.

INSPECTOR COMMENTS: grass not to exceed 7" in height

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18181 W 12 Mile Rd	Professional Resource Dev, Inc	Grass Not to Exceed 7" In Height	Tall Grass/ Weeds	Complied
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Tall Grass and Weeds

Grass and weeds have exceeded a height of 7 inches. If not cut within 7 days the violation will be corrected by the City's Contractor at homeowner's expense.

INSPECTOR COMMENTS: grass not to exceed 7" in height

## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
17655 W 12 Mile Rd	Jersey Mikes Subs	Outline Tubing Signs Limited To Two Square Feet & One Per Business, Animated Signs Not Permitted - Currently 2 Animated Open Signs	Sign Violation	Complied

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 Signs Limited To Two Square Feet And One Per Business, Animated Signs Not Permitted - Currently 2 Animated Open Signs

Sec. 52-28. - Prohibited signs.

The following signs are prohibited:

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INSPECTOR COMMENTS: Animated/Flashing Signs Not Permitted - Discontinue Use (Open Sign)

## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
27327 Southfield Rd	Kay Bee Beauty & Nail Salon LLC	Damaged, Dangerous Parking Curb In Sidewalk Pathway - Remove And Replace Immediately	Parking Lot Maintenance	No Cause for Action

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.

INSPECTOR COMMENTS: DAMAGED, DANGEROUS PARKING CURB IN SIDEWALK PATHWAY - REMOVE AND REPLACE IMMEDIATELY

27601 Southfield Rd	Oakland Development Company	Animated Signs Not Permitted - Rita's Ice "Open Sign" - Discontinue Use	Sign Violation	Complied
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INSPECTOR COMMENTS: Animated/Flashing Signs Not Permitted - Discontinue Use (Open Sign)

## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
26441 Southfield Rd	Khalid Rao, M.D.	Business License Required	Operating Without Business License	Letter Sent

18-29 Unlicensed Businesses

No person required to obtain and maintain a license under section 18-30 shall conduct business in this city unless the person is licensed, and no natural person or individual shall, by actions taken within this city, aid or abet another in the conduct of such unlicensed business.

INSPECTOR COMMENTS: OPERATING WITHOUT A BUSINESS LICENSE - BUSINESS LICENSE REQUIRED

26333 Southfield Rd	Danobay Properties, LLC	Business License Required	Operating Without Business License	Letter Sent
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18-29 Unlicensed Businesses

No person required to obtain and maintain a license under section 18-30 shall conduct business in this city unless the person is licensed, and no natural person or individual shall, by actions taken within this city, aid or abet another in the conduct of such unlicensed business.

INSPECTOR COMMENTS: OPERATING WITHOUT A BUSINESS LICENSE - BUSINESS LICENSE REQUIRED