

DDA Code Enforcement Report August 2025

Address	Property Owner	Violation	Category	Status
27241 Southfield Rd	Lathrup, Pharmacy	Owner instructed to remove wall signs	Sign Violation	Letter Sent

Sec. 52-30. - (a) (2) Maintenance.

(a) Damaged or abandoned signs.

(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: Remove Abandoned Wall Sign

28505 Southfield Rd	Help Center Investments, LLC	Grass not to exceed 7" in height	Tall Grass/ Weeds	Complied
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302.4 Weeds

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 7". Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual

plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall

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be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.				

INSPECTOR COMMENTS: weeds remain in and around parking lot and at rear

27411 Southfield Rd	SKZ Property Holdings, LLC	Outdoor tent not permitted - discontinue use of tent and outdoor dining	Accessory Structure	Complied
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4.8 OUTDOOR DINING

1. The Planning Commission shall review requests for outdoor dining through the site plan review process.

8. Applications for outdoor dining shall be accompanied by fully dimensioned plans or drawings indicating the location and layout of the proposed seating area within the subject site, and the delineations method proposed.

INSPECTOR COMMENTS: Any/all outdoor commercial dining must be applied for and approved in order to be permitted

5.16 ACCESSORY BUILDINGS AND STRUCTURES

1. Accessory buildings or structures located in any use district shall be subject to the following regulations, unless otherwise provided in this chapter:

- A. Where an accessory building or structure is physically attached to a main building, it shall be subject to and must conform to, all regulations of this chapter applicable to main buildings unless otherwise specified.
- B. Accessory buildings or structures shall not be erected in any front yard nor in any exterior side yard setback unless otherwise provided in this chapter.

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C. A detached accessory building shall not be located within 10 feet of any main building, nor shall it be located within one foot of an alley right-of-way. In no instance shall an accessory building or deck be located within an easement for public utilities or a public or private right-of-way.

INSPECTOR COMMENTS: covered tent not permitted - remove and discontinue further uses

27411 Southfield Rd	SKZ Property Holdings, LLC	Hours of operation not permitted between 11 PM & 7 AM	Hours 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: HOURS OF OPERATION NOT PERMITTED BETWEEN 11 PM & 7 AM

28000 Southfield Rd	L.V. Property Investments, LLC	Pallets Stored at the southwest corner of building - Remove	Debris	Complied
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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,

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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: Pallets Stored at Southwest Corner of Building – Remove

28309 Southfield Rd	Mouhajer Development, Inc.	Wall sign installed without approval and permit issuance	Working Without Required Permit(s)	Letter Sent
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Sec. 52-27. - Permitting - Sign permit application requirements.

(a)Sign permits shall be issued by the planning and zoning administrator or his/her designee upon approval of a written application. Where electrical permits are required, they shall be obtained at the same time as the sign permit.

(c)The planning and zoning administrator or his/her designee shall consider and deny, approve, or approve with conditions, all sign applications for which an application is made and a review fee is paid. The planning and zoning administrator may initiate a review by the downtown development authority, if the site falls within the DDA district.

INSPECTOR COMMENTS: wall sign installed before review approval and permit issuance

26603 Southfield Rd	SMJ Building, LLC	Discontinue use of flashing "Open" sign	Sign Violation	Complied
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Sec. 52-23. - (l) General requirements.

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: flashing/animated signs not permitted - discontinue use of flashing "Open" sign

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Address	Property Owner	Violation	Category	Status
28305 Southfield Rd	Mouhajer Development, Inc.	Outline tubing signs limited to 1 per business - Discontinue use of more than 1 lighted "Open" sign	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 1 per business - discontinue use of more than 1 lighted "Open" sign

27051 Southfield Rd	LAN LAN Holdings, LLC	Weeds observed near north side of building - grass & weeds not to exceed 7" in height	Tall Grass/ Weeds	Letter Sent
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Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

INSPECTOR COMMENTS: weeds observed near north side of building - grass & weeds not to exceed 7" in height

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Address	Property Owner	Violation	Category	Status
26710 Southfield Rd	Surnow Co.	Maximum amount of coverage on windows not to exceed 10% of total area	Sign Violation	Letter Sent

Sec. 52-26. - (g) Signs not requiring a permit.

(g) Window Signs. Window signs shall be permitted for non-residential uses. Window signs on a building side shall not exceed ten percent of the total glass area on that side of the building and on the floor where the sign will be located. Window signs shall include permanent and temporary decals and static vinyl clings that are visible from the exterior. Such signs shall be calculated on the full extent of the graphic representation, regardless of its opacity.

INSPECTOR COMMENTS: Maximum amount of coverage on windows not to exceed 10% of total area

27330 Southfield Rd	Sadier Abro	Backlighting not to exceed a spread in excess of 4"	Sign Violation	Door Tagged, Letter Sent
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Sec. 52-23. - (k) (5) Illumination.

Backlit signs shall use only white for illumination. Such signs shall spread their illumination a maximum of four inches beyond the sign elements.

INSPECTOR COMMENTS: Backlighting not to exceed a spread in excess of 4"