

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
26715 LATHRUP BLVD	BERNARD, DONALD K	Car parked on grass 1-3 & 1-4 repeat violation within a month	Re-Inspection	Parking on Grass	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: HAVE NOTICED A VEHICLE PARKED ON GRASS MULTIPLE TIMES IN THE PAST WEEK. PARKING ON GRASS IS PROHIBITED PER CITY OF LATHRUP ORDINANCE. PROPERTY OWNER AT 26715 LATHRUP VILLAGE WILL BE TICKETED IF THIS VIOLATION IS NOT CORRECTED.

27724 CALIFORNIA NE DR	RICHARDS, ANNE M	Notified that house was being used as a rental.	Re-Inspection	COMPLAINT -	Letter Sent
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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 is currently being used as a rental and not registered by the City of Lathrup Village. Property needs to be registered and inspection scheduled within 14 days of receiving letter

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
28831 SOUTHFIELD RD	Gasso Group Company LLC	Complaint received that "Shoe" exterior sign is not backlight according to current code. Needs to be clear/white light.	Re-Inspection	VIOLATION	Letter Sent

52-3 Illumination

(1)Illuminating devices for signs shall comply with the City of Lathrup Village Electrical Code.(2)The light for any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness meet the requirements of section 5.8 of the zoning ordinance.(3)The source of illumination may be internal or external but shall not be both internal and external. The source of the light shall not be exposed.(4)Glare control for sign lighting shall be achieved through the use of full cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting height, lumens, aiming angle, and fixture placement.(5)Backlit signs shall use only white light for illumination. Such signs shall spread their illumination a maximum of four inches beyond the sign elements.

INSPECTOR COMMENTS: Current Shoe Sign can only be backlight

26710 MEADOWBROOK W DOTSON, CHARLES	the April 17, 2023 ZBA meeting (minutes attached), a homeowner applied for several variances, some of which were approved and some denied. Prior to this meeting, it was noticed that the homeowner had built (many years ago) an accessory structure that was 240 sq ft, when the ordinance only allows 160 sq ft. The structure also was not built on a concrete pad, as required.	Re-Inspection	Accessory Structure	Letter Sent
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State Construction Code Section 125.1510

"Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines."

(5) The application for a building permit shall be filed with the enforcing agency and the application and any other writing prepared, owned, used, in the possession of, or retained by the enforcing agency in the performance of an official function shall be made available to the public in compliance with the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246. An application shall not be removed from the custody of the enforcing agency after a building permit has been issued.

INSPECTOR COMMENTS: The April 17, 2023 ZBA meeting, homeowner applied for several variances, some of which were approved and some denied. Prior to this meeting, it was noticed that the homeowner had built (many years ago) an accessory structure that was 240 sq ft, when the ordinance only allows 160 sq ft. The structure also was not built on a concrete pad, as required. Meeting notes of board member state that footings or a concrete base was required for shed. To this date no permit has been pulled or communication that work was completed has been made with the Building Department or the Zoning Board of Appeals. Structure needs to become compliant or taken down within 30 days of notice.

19252 RAINBOW DR	SOUSANIS, JOHN	COMPLAINT POD IN DRIVEWAY FOR MULTIPLE DAYS. NO PERMIT	Re-Inspection	Trailer / PODS	Letter Sent
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Dumpster/Portable Storage Container Permit

7. Portable storage containers. A portable storage container shall not be allowed in the front, rear or side yards of any property within the city for more than 48 consecutive hours without a permit issued by the city administrator.

INSPECTOR COMMENTS: COMPLAINT POD IN DRIVEWAY FOR OVER 48 HOURS WITHOUT A PERMIT. PLEASE OBTAIN PERMIT OR REMOVE POD WITHIN 7 DAYS OF RECEIVING LETTER. ADDITIONAL FINES COULD BE ADDED TO PERMIT IN PERMIT IS NOT GAINED.

18411 W 12 MILE RD Ste 10 LOGO'S (Life of God Outr	Dumpster needs 4 sides only has 3	Re-Inspection	Dumpster Enclosure	Letter Sent
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5.3 WASTE AND RUBBISH

Lathrup Village Municipal Ordinance 5.3 WASTE AND RUBBISH (e) . Screening. All refuse bins located in the city must be enclosed or screened from public view. Such screening shall consist of a wall or fence not less than one (1) foot higher than the height of the refuse bins placed therein, which completely conceals its contents from public view, but in no instance shall such screening be less than six (6) feet in height on three (3) sides. The fourth side of the dumpster screening shall be equipped with an opaque, lockable gate that is the same height as the enclosure around the other three sides. The inside dimensions of the enclosure shall be such as will permit adequate access for refuse collection vehicles as well as completely enclose refuse bins within the three (3) sides so that no refuse bin projects outside of the open side

INSPECTOR COMMENTS: Complaint - Current Dumpster Enclosure only has three walls, missing the fourth wall. Will give 60 days to address code violation.

17436 REDWOOD AVE	BETHOON, SAAD	Car Blocking Sidewalk	Re-Inspection	COMPLAINT -	Spoke W/ Reside
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17371 ROSELAND BLVD	LINDSEY, ANTHONY R	Blue Taurus parked on grass	Re-Inspection	Parking on Grass	Letter Sent
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4.1 OUTSIDE STORAGE AND PARKING

Parking is permitted on paved areas only. No vehicles are allowed on any grass or landscaped surface.

INSPECTOR COMMENTS: Blue Taurus Parked on grass in violation of above code.

28500 SOUTHFIELD RD ST K & Z INVESTMENT CO	Letter sent parking blocks need maintenance	Ordinance	COMPLAINT -	Complaint Recie
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62-1 Maintenance of sidewalks, parking lots and driveways

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Address	Business name	Violation	Inspection Type	Category	Status
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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: Multiple unsecured parking blocks in need of repair. Received complaint of one blocking the sidewalk. Must be fixed within 30 days.

28505 SOUTHFIELD RD	HELP CENTER INVESTM	NOTICE DOCUMENTED AND SENT TO BUSINESS OWNER	Re-Inspection	Snow Removal Req'd	Letter Sent
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28551 SOUTHFIELD RD 200	SKYWAY HOLDINGS, LL	NOTICE DOCUMENTED AND SENT TO BUSINESS OWNER	Re-Inspection	Snow Removal Req'd	Letter Sent
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28455 SOUTHFIELD RD	28455 SOUTHFIELD ROA	NOTICE DOCUMENTED AND SENT TO BUSINESS OWNER	Re-Inspection	Snow Removal Req'd	Letter Sent
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28035 SOUTHFIELD RD	OLEKSY INVESTMENTS,	NOTICE DOCUMENTED AND SENT TO BUSINESS OWNER	Re-Inspection	Snow Removal Req'd	Letter Sent
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Address	Business name	Violation	Inspection Type	Category	Status
28081 SOUTHFIELD RD	KUNZ, JAMES W	NOTICE DOCUMENTED AND SENT TO BUSINESS OWNER	Re-Inspection	Snow Removal Req'd	Letter Sent
28001 SOUTHFIELD RD	DR RAMI NAZARIAN	NOTICE DOCUMENTED AND SENT TO BUSINESS OWNER	Re-Inspection	Snow Removal Req'd	Letter Sent
27465 SOUTHFIELD RD	27465 SOUTHFIELD ROAD	NOTICE DOCUMENTED AND SENT TO BUSINESS OWNER	Re-Inspection	Snow Removal Req'd	VIOLATION
26727 SOUTHFIELD RD	BP	Temporary Sign Permit have expired and signs are still up.	Re-Inspection	Sign Violation	Letter Sent

52-25 SIGN types that require a permit.

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
<p>(c) Temporary pedestrian or A-frame signs.</p> <p>(1) A-frame signs shall be permitted in the following districts: MX and village center districts.</p> <p>(2) The area of the A-frame sign shall not exceed six square feet per side or a total of 12 square feet total.</p> <p>(3) One such sign shall be permitted per customer entrance or per on-site business, whichever is less.</p> <p>(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.</p> <p>(5) The sign shall not be illuminated in any manner.</p> <p>(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.</p> <p>(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.</p> <p>(8) A-frame signs shall be spaced a minimum of 20 feet apart.</p> <p>(9) The sign must be professionally constructed of weather-proof, durable material, and kept in good repair.</p> <p>(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.</p> <p>(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.</p>					
INSPECTOR COMMENTS: 14 - DAY TEMPORARY SIGN PERMIT EXPIRED. SIGNS MUST COME DOWN OR NEW PERMIT GAINED.					
17655 TWELVE MILE	TWELVE SOUTHFIELD A	Has been 6 days since the snow and sidewalks have still not been cleared.	Re-Inspection	COMPLAINT -	Letter Sent
26400 LATHRUP BLVD	MAYFIELD, KATHY	6 days after snow at area and sidewalks have not been cleared causing a hazard.	Re-Inspection	Snow Removal Req'd	Letter Sent
26400 SOUTHFIELD RD	SURI INVESTMENTS LLC	Snow removal not done 6 days after snow	Ordinance	Snow Removal Req'd	Letter Sent

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
17624 CAMBRIDGE BLVD	FORT, JOHN W	Ordinance 62-93	Code	Property Maintenance	Letter Sent

18171 KILBIRNIE AVE	AL SADI, YOUSEF A	Past History and Neighbor Complaint of house being used as a rental and not benig registered.	Re-Inspection	Residential Rental	Letter Sent
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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)

17560 SUNNYBROOK AVE	SHIVERS, EDWARD	Complaint- Care parked in driveway without a license plate	Re-Inspection	Inoperable Vehicle	Letter Sent
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Inoperable Vehicles- Sec 416 & Sec. 5.6

02/23/2024

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
<p>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.</p> <p>INSPECTOR COMMENTS: Complaint - Car parked in driveay without a license plate, deemed inoperable. This vehicle needs to be moved within 10 days of the above date or arrangements made with Code Enforcement to have the vehicle plated or removed made.</p>					
27241 SOUTHFIELD RD	PHARMACY, LATHRUP I	Spoke with Pharmacist about getting sidewalks down gave 48 Hours to have cleared after a week from the last snow	Re-Inspection	Snow Removal Req'd	Spoke W/ Reside
18535 W 12 MILE RD STE. 1	N J GILBERT PROPERTY	Sidewalk Snow not cleared on the 12 mile sidewalk	Re-Inspection	Snow Removal Req'd	VIOLATION
27721 BLOOMFIELD DR	VERESH, JULIE	Large amount trash at curb on a Thursday before a Monday pick-up	Re-Inspection	Curbside Violation	Letter Sent
<p>Trash at Curb Trash items have been placed at curb before 4:00pm on Sunday.</p> <p>INSPECTOR COMMENTS: Neighbor complaint large amount loose trash put at curb days before trash day.</p>					
18171 KILBIRNIE AVE	AL SADI, YOUSEF A	Large amount of trash put to curb on non garbage day. Also Tringali only contracted to take one vehicle a week.	Re-Inspection	Curbside Violation	Letter Sent

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Code Enforcement Report

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Trash at Curb

Trash items have been placed at curb before 4:00pm on Sunday.

INSPECTOR COMMENTS: Received complaint large amount of trash put at curb days prior to garbage pick-up. Also items were not put into approved containers. Please Note or Trash Contractor is only paid to pick up one bulk/loose item a week.

17590 LINCOLN DR	CRAWFORD, RANDALL	Inoperable Vehicle in driveway with no plate on vehicle	Re-Inspection	Inoperable Vehicle	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: Inoperable Vehicle / No PLated Vehicle in Driveway without a plate on Vehicle. Vehicle must be legally plated, put in garage or removed from property within 21 days or could lead to court action.

18805 DOLORES AVE	ADAIR, BRYAN	Scott Ringle stated on 3-14-24. Based on photos of property from 2019 and before there was a drain under the driveway at 18805. Then a new driveway and apron was put in and the drain was removed.	Re-Inspection	VIOLATION	Letter Sent
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30-45 Restricting flow or filling of ditches.

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
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(a) Except as otherwise provided in this article, it shall be unlawful to cover over or fill any roadside drainage ditch or to restrict the flow of any roadside drainage ditch within the city limits. However, the city administrator, upon receipt of a petition from the owners of the property adjoining and on the same side of the street of the section of the roadside drainage ditch proposed to be covered or filled or of flow to be restricted and the processing fee prescribed in section 34-208 may authorize the filling of the ditch and the installation of and the covering of a culvert in the exercise of his sound discretion under the following conditions:

- (1) The petition must be accompanied by a sketch of the construction plan proposing a system modification which conforms to sound engineering practice and which meets the following requirements:
 - a. All culverts shall connect to a storm sewer either directly or via a ditch, shall be of 12- to 15-inch diameter culvert pipe, and shall be placed at least three feet below the top of the finished grade surface.
 - b. In residential zones, the stormwater system shall have at least one storm inlet each 100 feet and an eight-inch minimum depth ditch to collect stormwater and convey it to the storm inlets.
 - c. In nonresidential zones, the stormwater system shall have at least one storm inlet at each low point, and inlets shall be spaced not more than 300 feet apart. The area in and about each covered culvert must be graded to drain to the storm inlets.
- (2) The proposed system modification must be in the best interests of the petitioners, neighboring properties and the city at large and cause no additional current or future cost or expense to the city or neighboring property owners. The city administrator may attach reasonable and appropriate conditions to his authorization to ensure that the modification will continue to meet the criteria of this subsection.
- (b) If the city administrator shall have any reasonable doubt that the proposed system modification meets the conditions and criteria specified, he shall deny the petition and direct the petitioner to appeal to the council.
(Ord. No. 409-10, pt. II, 10-18-2010)

INSPECTOR COMMENTS: PERMIT PEXC-004-22 WAS PULLED FOR CEMENT ON THE PROPERTY BUT NO FINAL INSPECTION WAS EVER SCHEDULED OR PERMIT CLOSED. ON 3-14-23 CITY ENGINEER AND CODE ENFORCEMENT INSPECTED PROPERTY AND CONCLUDED THE DRAINAGE UNDER THE APRON WAS REMOVED.

30-41 Maintenance of ditches and culverts

Sec. 30-44. - Driveway culverts.

(a)Culverts for driveway purposes may be installed in the stormwater system ditches only after obtaining a permit from the city. They shall be inspected for proper installation and shall be approved in writing by the city before being put to use. The city shall be given at least 24 hours' advance notice of the request for culvert inspection.(b)A driveway culvert permit shall be obtained for every new building constructed in the city before construction commences.(c)Fees for driveway culvert permits shall be as provided in section 34-207.(d)Driveway culverts shall be so located so that the centerline of the driveway bisects the culverts.(e)Driveway culverts shall be not less than 18 feet or more than 30 feet long and not less than eight inches in diameter.

INSPECTOR COMMENTS: IT IS THE BELIEF OF THE CITY THAT WHEN YOUR NEW DRIVEWAY AND APRON WAS INSTALLED THAT THE CUVERT WAS REMOVED. THIS IS NOW CAUSING A HAZARD OF WATER IN YOUR NEGBORS FRONT LAWNS.

18679 RAINBOW DR	WOOLFOLK, DORIS S	Dead tree laying over sidewalk from backyard	Re-Inspection	Dead Tree	Letter Sent
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82-29 Duty to remove nuisance trees

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
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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.

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

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 - (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.

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
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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

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

27475 GOLDENGATE W DI FISHER, SEAN ANDRE	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.	Re-Inspection	Property Maintenance	Letter Sent
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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.

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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	Vehicle parked blocking the sidewalk for multiple days	Re-Inspection	Vehicle Storage	Letter Sent
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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	Black Cargo Trailer parked in driveway for multiple weeks	Re-Inspection	Trailer / PODS	Letter Sent
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4.1 OUTSIDE STORAGE GARDEN TRAILERS, 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: 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.

19050 SAN QUENTIN DR	BELL, MATTHEW	TRAILER PARKED IN DRIVEWAY	Re-Inspection	COMPLAINT -	Letter Sent
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4.1 OUTSIDE STORAGE GARDEN TRAILERS, SNOWMOBILES

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
<p>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.</p> <p>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.</p>					
18174 CAMBRIDGE BLVD	HENGSTEBECK, JAMES	Fence not completed or inspected, before permit expired. Received complaint fence is open letting animals in backyard.	Re-Inspection	COMPLAINT -	Letter Sent
<p>302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.</p> <p>INSPECTOR COMMENTS: FENCE PERMIT PULLED ON 8-16-23 AND EXPIRED ON 2-16-24 WITHOUT FINAL INSPECTION. SPOKE WITH RESIDENT INSPECTION SCHEDULED</p>					
18160 CAMBRIDGE BLVD	FRANK, KOREE	RESIDENT COMPLAINT - DOG WAS CHASED DUE TO FENCE NOT PROPERLY REPAIRED.	Re-Inspection	Accessory Structure	Letter Sent
<p>302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.</p> <p>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.</p>					
28927 SOUTHFIELD RD	VINTAGE VILLAGE	Temporary Banner Permit has expired and sign needs to come down.	Re-Inspection	Sign Violation	Letter Sent

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
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

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