

DDA Code Enforcement Report September 2025

Address	Property Owner	Violation	Category	Status
26333 SOUTHFIELD RD	DANOBAY PROPERTIES, LLC	REPAIR PARKING LOT WHERE MANHOLE HAS SUNK AND DAMAGED ASPHALT	Parking Lot Maintenance	Door Tagged, Letter Sent

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: REPAIR PARKING LOT WHERE MANHOLE HAS SUNK AND DAMAGED ASPHALT

26601 SOUTHFIELD RD	SMJ BUILDING LLC	BUSINESS LICENSE REQUIRED	Operating Without Business License	Door Tagged, Letter Sent
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Sec. 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: BUSINESS LICENSE REQUIRED

28505 SOUTHFIELD RD	HELP CENTER INVESTMENTS, LLC	GRASS NOT TO EXCEED 7" IN HEIGHT ON ENTIRETY OF PROPERTY - PARKING AREAS INCLUDED	Tall Grass/ Weeds	Door Tagged, Letter Sent
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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 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: GRASS NOT TO EXCEED 7" IN HEIGHT ON ENTIRETY OF PROPERTY - PARKING AREAS INCLUDED

26727 SOUTHFIELD RD	ADVANCED COMMUNICATION	BANNER SIGNS NOT PERMITTED - REMOVE IMMEDIATELY	Sign Violation	Complied
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Address	Property Owner	Violation	Category	Status
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 INSPECTOR COMMENTS: BANNER SIGNS NOT PERMITTED - REMOVE IMMEDIATELY				
28200 SOUTHFIELD RD	SKYWAY HOLDINGS, LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
28801 SOUTHFIELD RD	JDV INVESTMENTS LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Complied
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
28551 SOUTHFIELD RD 201	SKYWAY HOLDINGS, LLC 28551	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent

DDA Code Enforcement Report September 2025

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5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
28505 SOUTHFIELD RD	HELP CENTER INVESTMENTS, LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
28455 SOUTHFIELD RD	28455 SOUTHFIELD ROAD LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
28235 SOUTHFIELD RD	FNDTN OF MICH ASSN OF PHYSICIANS OF	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
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DDA Code Enforcement Report September 2025

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28035 SOUTHFIELD RD	OLEKSY INVESTMENTS, LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
28021 SOUTHFIELD RD	HOME CARE SERVICES PERSONALIZE LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
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27465 SOUTHFIELD RD	27465 SOUTHFIELD ROAD LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
27347 SOUTHFIELD RD	FORTSON FAMILY PROPERTIES LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent

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27241 SOUTHFIELD RD	LATHRUP, PHARMACY	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
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27215 SOUTHFIELD RD	27215 SOUTHFIELD LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
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26811 SOUTHFIELD RD	MUNSON CLEANERS	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING				

DDA Code Enforcement Report September 2025

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B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement.				
INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				

26727 SOUTHFIELD RD	ADVANCED COMMUNICATION	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
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INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026

26820 SOUTHFIELD RD	26820 INVESTMENTS LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Complied
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INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026

18915 W 12 MILE RD	18915-18951 W 12 MILE LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
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INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026

DDA Code Enforcement Report September 2025

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18875 W 12 MILE RD	NICOLE-REID REALTY LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
28211 SOUTHFIELD RD	APIF-MICHIGAN, LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
26021 SOUTHFIELD RD	NASHWA KATTOUAH	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
26333 SOUTHFIELD RD	DANOBAY PROPERTIES, LLC	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent

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28081 SOUTHFIELD RD	KUNZ, JAMES W	LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026	Parking Lot Maintenance	Letter Sent
5.13.9 B OFF-STREET PARKING B. All parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. INSPECTOR COMMENTS: LINE STRIPING FOR PARKING SPACES AT FRONT, REAR, AND/OR SIDE PARKING AREAS TO BE MAINTAINED AND CLEARLY VISIBLE BY 5/1/2026				
28861 SOUTHFIELD RD	G & A REAL ESTATE INVESTORS	"OPEN" SIGN NOT PERMITTED TO FLASH OR BE ANIMATED - DISCONTINUE USE OF FLASHING/ANIMATED SIGN	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 INSPECTOR COMMENTS: "OPEN" SIGN NOT PERMITTED TO FLASH OR BE ANIMATED - DISCONTINUE USE OF FLASHING/ANIMATED SIGN				
28861 SOUTHFIELD RD	G & A REAL ESTATE INVESTORS	ADDRESS NUMBERS MISSING - INSTALL ADDRESS NUMBERS NO LESS THAN 4" IN HEIGHT AND CLEARLY VISIBLE FROM STREET	Address Numbers	Complied

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Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).				
INSPECTOR COMMENTS: ADDRESS NUMBERS MISSING - INSTALL ADDRESS NUMBERS NO LESS THAN 4" IN HEIGHT AND CLEARLY VISIBLE FROM STREET				

26060 SOUTHFIELD RD	AJL VENTURES LLC	OPERATING WITHOUT BUSINESS LICENSE - BUSINESS LICENSE REQUIRED	Operating Without Business License	Complied
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Sec. 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 BUSINESS LICENSE - BUSINESS LICENSE REQUIRED

Records: 28