

DDA Code Enforcement Report March 2025

Address	Property Owner	Violation	Category	Status
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

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 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 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	Sign Violation	Letter Sent
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Sec. 52-30. Maintenance

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Address	Property Owner	Violation	Category	Status
(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:

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 PC	TRASH BINS TO BE STORED OUT OF PUBLIC VIEW - BIN 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.

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Address	Property Owner	Violation	Category	Status
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 shhets 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 Ac
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
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.				

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Address	Property Owner	Violation	Category	Status
(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

18211 W 12 MILE RD Ste 10 BRIKHO, BASEL	DEBRIS, PALLETS, BRANCHES, RUBBISH ON PROPERTY NEAR DUMPSTER - REMOVE	Debris	Letter Sent
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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, 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: DEBRIS, PALLETS, BRANCHES, RUBBISH ON PROPERTY NEAR DUMPSTER - REMOVE

27300 SOUTHFIELD RD	Abro Property	BUSINESS NOT TO EXCEED CITY BUSINESS HOURS OF OPERATION TIMES OF BETWEEN 7 AM AND 11 PM	Hours of Operation	No Cause for Ac
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4.7 HOURS OF OPERATION FOR ALL PLACES OF BUSINESS, TRADE OR COMMERCE

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Address	Property Owner	Violation	Category	Status
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 - DISPLAYING 3 "OPEN" OUTLINE TUBING SIGNS NOT PERMITTED - CANNOT EXCEED 2 SQUARE FEET	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.

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 - DISPLAYING 2 OUTLINE TUBING 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.

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.

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The following signs are prohibited:				
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INSPECTOR COMMENTS: ANIMATED SIGNS NOT PERMITTED - REMOVE				
27651 SOUTHFIELD RD	OAKLAND DEVELOPMENT COMPANY	CITY BUSINESS HOURS OF OPERATION ARE BETWEEN 7 AM AND 11 PM - NOT TO EXCEED HOURS OF OPERATION PER ZONING 4.7	Hours of Operation	Letter Sent
<p>4.7 HOURS OF OPERATION FOR ALL PLACES OF BUSINESS, TRADE OR COMMERCE</p> <p>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.</p> <p>INSPECTOR COMMENTS: CITY BUSINESS HOURS OF OPERATION ARE BETWEEN 7 AM AND 11 PM - NOT TO EXCEED HOURS OF OPERATION PER ZONING 4.7</p>				
27777 SOUTHFIELD RD	PANERA, LLC	DEBRIS IN DITCH ALONG SOUTHFIELD ROAD - REMOVE	Debris	Letter Sent
<p>30-41 Maintenance of ditches and culverts</p> <p>ARTICLE II. - STORMWATER MANAGEMENT</p> <p>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.</p> <p>(Ord. No. 409-10, pt. II, 10-18-2010)</p> <p>INSPECTOR COMMENTS: DEBRIS IN DITCH ALONG SOUTHFIELD ROAD - REMOVE</p>				
28939 SOUTHFIELD RD	BERINGER INVESTMENT, LLC	LANDSCAPING RETAINING WALL NOT ANCHORED (ALONG 12 MILE RD) AND HAS BEGUN TO COLLAPSE INTO AND OBSTRUCT SIDEWALK - REPAIR REQUIRED	Sidewalk	Letter Sent

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Address	Property Owner	Violation	Category	Status
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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

Records: 14