

DDA Code Enforcement Report April 2025

Address	Property Owner Status	Violation	Category	
26400 SOUTHFIELD RD	BDS VENTURES, LLC	LOGS IN RIGHT OF WAY - EEMOVE	Items in Right of Way	Complied

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: LOGS IN RIGHT OF WAY - REMOVE

26411 SOUTHFIELD RD	KM Lathrup, LLC	DEBRIS/GARBAGE IN DITCH - REMOVE	Ditch and Culvert Maintenance	Citation Issued
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30-41 Maintenance of ditches and culverts

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Address	Property Owner Status	Violation	Category
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ARTICLE II. - STORMWATER MANAGEMENT

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. (Ord. No. 409-10, pt. II, 10-18-2010)

INSPECTOR COMMENTS: DEBRIS/GARBAGE IN DITCH - REMOVE

26060 SOUTHFIELD RD	AJL VENTURES LLC	DEBRIS/GARBAGE IN DITCHES - REMOVE	Ditch and Culvert Maintenance	Complied
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stormwaters are declared to be public nuisances and are subject to the abatement and special assessment provisions as provided in this Code. (Ord. No. 409-10, pt. II, 10-18-2010)

INSPECTOR COMMENTS: DEBRIS/GARBAGE IN DITCHES - REMOVE

26021 SOUTHFIELD RD	KATTOUAH, ANDROS	DEBRIS/GARBAGE IN DITCH AND RIGHT OF WAY - REMOVE	Ditch and Culvert Maintenance	Complied
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INSPECTOR COMMENTS: DEBRIS/GARBAGE IN DITCH AND RIGHT OF WAY – REMOVE

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Address	Property Owner Status	Violation	Category	
26631 SOUTHFIELD RD	SMJ BUILDING LLC	DEBRIS/GARBAGE IN DITCHES - REMOVE	Ditch and Culvert Maintenance	Complied

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INSPECTOR COMMENTS: DEBRIS/GARBAGE IN DITCH – REMOVE

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Address	Property Owner Status	Violation	Category	
26333 SOUTHFIELD RD	DANOBAY PROPERTIES, LLC	DEBRIS/GARBAGE IN DITCH - REMOVE	Ditch and Culvert Maintenance	Complied

30-41 Maintenance of ditches and culverts

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INSPECTOR COMMENTS: DEBRIS/GARBAGE IN DITCH - REMOVE

18554 ROSELAND BLVD	JOHNSON, VANESSA	ACCESSORY STRUCTURE BEING ERECTED - PERMITS AND APPROVAL REQUIRED	Working Without Required Permit(s)	Door Tagged, Letter Sent
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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,

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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: ACCESSORY STRUCTURE BEING ERECTED - PERMITS AND APPROVAL REQUIRED

26300 SOUTHFIELD RD	K BHAGWAN 26300 SOUTHFIELD LLC	DEBRIS/RUBBISH IN DITCHES - REMOVE	Ditch and Culvert Maintenance	Complied
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INSPECTOR COMMENTS: DEBRIS/RUBBISH IN DITCHES - REMOVE

28601 SOUTHFIELD RD	JAGGED FORK HOLDINGS LLC	BUSINESS OPERATING WITHOUT BUSINESS LICENSE - BUSINESS LICENSE REQUIRED	Operating Without Business License	Complied
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Address	Property Owner	Violation	Category
	Status		

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 OPERATING WITHOUT BUSINESS LICENSE - BUSINESS LICENSE REQUIRED

26730 SOUTHFIELD RD	Oakland Development Co/SURNOW CO	FEATHER/FLUTTER SIGNS NOT PERMITTED - REMOVE IMMEDIATELY	Sign Violation	Complied
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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: FEATHER/FLUTTER SIGNS NOT PERMITTED - REMOVE IMMEDIATELY

28821 SOUTHFIELD RD	G & A REAL ESTATE INVESTORS	REPAIR POTHOLE IN PARKING LOT LOCATED NEAR SOUTHFIELD DOAD	Parking Lot Maintenance	Letter Sent
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Address Property Owner Violation Category

Status

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: REPAIR ALL POTHOLES IN PARKING LOT LOCATED ALONG SOUTHFIELD ROAD

28551 SOUTHFIELD RD	SKYWAY HOLDINGS, LLC 28551 SOUTHFIELD ROAD	REPAIR ALL POTHOLES IN PARKING LOT LOCATED ALONG	Parking Lot Maintenance	Letter Sent
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(Code 1991, art. V, ch. 7, § 110)

INSPECTOR COMMENTS: REPAIR ALL POTHOLES IN PARKING LOT LOCATED ALONG SOUTHFIELD ROAD