

## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
27300 SOUTHFIELD RD	LATHRUP VILLAGE PLAZA LLC	WORK STARTED WITHOUT REQUIRED PERMITS - RIGHT OF WAY PERMIT AND PLUMBING PERMIT REQUIRED FOR WORK AT REAR OF BUILDING IN CITY RIGHT OF WAY	Working Without Required Permit(s)	Complied
<p>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, 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.</p> <p>INSPECTOR COMMENTS: WORK STARTED WITHOUT REQUIRED PERMITS - RIGHT OF WAY PERMIT AND PLUMBING PERMIT REQUIRED FOR WORK AT REAR OF BUILDING IN CITY RIGHT OF WAY</p>				
27300 SOUTHFIELD RD	LATHRUP VILLAGE PLAZA LLC	CITY RIGHT OF WAY(ALLEY) DAMAGED AFTER WORK STARTED WITHOUT CITY APPROVAL	Parking Lot Maintenance	Door Tagged, L
<p>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)</p> <p>INSPECTOR COMMENTS: CITY RIGHT OF WAY(ALLEY) DAMAGED AFTER WORK STARTED WITHOUT CITY APPROVAL</p> <p>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.</p> <p>INSPECTOR COMMENTS: CITY RIGHT OF WAY(ALLEY) DAMAGED AFTER WORK STARTED WITHOUT CITY APPROVAL</p>				
27300 SOUTHFIELD RD	LATHRUP VILLAGE PLAZA LLC	DANGEROUS STRUCTURE/PREMISES AT REAR - ABATEMENT REQUIRED IMMEDIATELY	Dangerous Structure or Premises	Door Tagged, L

108.1.5 Dangerous structure or premises.

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Address	Property Owner	Violation	Category	Status
For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered dangerous:				
1. Any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.				
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn, or otherwise unsafe as to not provide safe and adequate means of egress.				
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.				
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original value.				
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.				
6. The building or structure, or any portion thereof, is clearly unsafe for its use or occupancy.				
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.				
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.				
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease.				
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.				
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.				
INSPECTOR COMMENTS: DANGEROUS PREMISES - ABATEMENT REQUIRED				
27701 SOUTHFIELD RD	EVENT HOUSE	OPERATING WITHOUT A BUSINESS LICENSE - BUSINESS LICENSE REQUIRED	Operating Without Business License	Door Tagged, Le

## DDA Code Enforcement Report May 2025

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: OPERATING WITHOUT A BUSINESS LICENSE - BUSINESS LICENSE REQUIRED

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<b>27661 SOUTHFIELD RD</b>	<b>FEDEX OFFICE #0480</b>	<b>OPERATING WITHOUT A BUSINESS LICENSE - BUSINESS LICENSE REQUIRED</b>	<b>Operating Without Business License</b>	<b>Complied</b>
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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 A BUSINESS LICENSE - BUSINESS LICENSE REQUIRED

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<b>18899 W 12 MILE RD</b>	<b>NICOLE-REID REALTY LLC</b>	<b>WORKING WITHOUT PERMIT - WALL SIGN ERECTED WITHOUT PERMIT AND REVIEW APPROVAL</b>	<b>Working Without Required Permit(s)</b>	
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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, 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: WORKING WITHOUT PERMIT - WALL SIGN ERECTED WITHOUT PERMIT AND REVIEW APPROVAL

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<b>17641 W 12 MILE RD</b>	<b>TWELVE SOUTHFIELD ASSOC LLC</b>	<b>ANIMATED SIGNS PROHIBITED - OPEN SIGN SHALL NOT BE ANIMATED</b>	<b>Sign Violation</b>	<b>Complied</b>
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Sec. 52-28. - Prohibited signs.

# DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
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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. (i)

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: ANIMATED SIGNS PROHIBITED - OPEN SIGN SHALL NOT BE ANIMATED

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Address	Property Owner	Violation	Category	Status
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46-109 Arrangement, operation of lighting facilities.

(a) The following definitions apply to lighting in this section:

(1) Footcandle: The unit of measure expressing the quantity of light received on a surface. One footcandle (fc) is the illuminance produced by a candle on a surface one foot square from a distance of one foot.

(2) Light trespass: Light that falls beyond the property it is intended to illuminate.

(3) Strip lighting: A device or devices installed that attract attention to a nonresidential use wherein a source or sources of light are arranged to be visible from the exterior of a building or structure including, but not limited to, strips of LED lights or neon tubes placed along the perimeter of building windows, along building edges, and other locations that serve to attract attention to a nonresidential use.

(b) Lighting shall be permitted and regulated as follows:

(1) It shall be unlawful to arrange, operate, keep, use or maintain artificial lighting facilities upon commercial and industrial premises without deflecting light trespass away from adjacent occupied residential.

(2) Window perimeter lighting. Strip lighting designed for or having the effect of illuminating the perimeter of windows of storefronts and other nonresidential establishments shall meet the following:

a. No direct light source shall be visible from any street or adjacent residential property.

b. Lights shall not flash, blink, strobe, or create the impression of movement.

c. Lights shall not change color.

d. The brightness of window perimeter lighting shall be limited to 0.3 footcandles above ambient light conditions, as measured from the property line or lines nearest to each source of illumination.

(3) Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146.

INSPECTOR COMMENTS: STRIP LIGHTING AROUND WINDOWS NOT PERMITTED - REMOVE

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Address	Property Owner	Violation	Category	Status
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26732 SOUTHFIELD RD

SURNOW CO

ANIMATED/FLASHING SIGNS NOT PERMITTED - DISCONTINUE  
USE (OPEN SIGN)

Sign Violation

Complied

# DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
<p>Sec. 52-28. - Prohibited signs. The following signs are prohibited:</p> <p>(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)</p> <p>INSPECTOR COMMENTS: ANIMATED/FLASHING SIGNS NOT PERMITTED - DISCONTINUE USE (OPEN SIGN)</p>				
<b>28939 SOUTHFIELD RD</b>	<b>BERINGER INVESTMENT, LLC</b>	<b>ANIMATED SIGNS NOT PERMITTED - DISCONTINUE USE OF SIGN  248-569-4661 NINA</b>	<b>Sign Violation</b>	<b>Letter Sent</b>
<p>Sec. 52-28. - Prohibited signs. The following signs are prohibited:</p> <p>(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)</p> <p>INSPECTOR COMMENTS: ANIMATED SIGNS NOT PERMITTED - DISCONTINUE USE OF SIGN</p>				
<b>26727 SOUTHFIELD RD</b>	<b>ADVANCED COMMUNICATION</b>	<b>OUTLINE TUBING SIGNS LIMITED TO TWO SQUARE FEET AND ONE PER BUSINESS - CURRENTLY 2 OPEN SIGNS AND 1 LIGHTED LOTTERY SIGN</b>	<b>Sign Violation</b>	<b>Complied</b>
<p>Sec. 52-25. (e) Other signs (1) Outline tubing sign. Outline tubing signs are limited to two square feet and one per business.</p> <p>INSPECTOR COMMENTS: OUTLINE TUBING SIGNS LIMITED TO TWO SQUARE FEET AND ONE PER BUSINESS - CURRENTLY 2 OPEN SIGNS AND 1 LIGHTED LOTTERY SIGN</p>				
<b>28939 SOUTHFIELD RD</b>	<b>BERINGER INVESTMENT, LLC</b>	<b>TALL GRASS/WEEDS - MUST MAINTAIN UNDER 7" IN HEIGHT</b>	<b>Tall Grass/ Weeds</b>	<b>Complied</b>

# DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
<p>Tall Grass and Weeds Grass and weeds have exceeded a height of 7 inches. If not cut within 7 days the violation will be corrected by the City's Contractor at homeowner's expense.</p> <p>INSPECTOR COMMENTS: TALL GRASS/WEEDS - MUST MAINTAIN UNDER 7" IN HEIGHT</p>				
<b>27215 SOUTHFIELD RD</b>	<b>27215 SOUTHFIELD LLC</b>	<b>TALL GRASS/WEEDS NEAR AT REAR AND NEAR ENTRY</b>	<b>Tall Grass/ Weeds</b>	<b>Letter Sent</b>
<p>Tall Grass and Weeds Grass and weeds have exceeded a height of 7 inches. If not cut within 7 days the violation will be corrected by the City's Contractor at homeowner's expense.</p> <p>INSPECTOR COMMENTS: TALL GRASS/WEEDS NEAR AT REAR AND NEAR ENTRY</p>				
<b>27215 SOUTHFIELD RD</b>	<b>27215 SOUTHFIELD LLC</b>	<b>TRASH/DEBRIS AT REAR - REMOVE</b>	<b>Debris</b>	<b>Letter Sent</b>
<p>308.1 Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.</p> <p>INSPECTOR COMMENTS: TRASH/DEBRIS AT REAR - REMOVE</p>				
<b>18239 W 12 MILE RD</b>	<b>INDUS CENTER FOR ACADEMIC</b>	<b>GRASS NOT TO EXCEED 7" IN HEIGHT</b>	<b>Tall Grass/ Weeds</b>	<b>Complied</b>
<p>Tall Grass and Weeds Grass and weeds have exceeded a height of 7 inches. If not cut within 7 days the violation will be corrected by the City's Contractor at homeowner's expense.</p> <p>INSPECTOR COMMENTS: GRASS NOT TO EXCEED 7" IN HEIGHT</p>				
<b>18181 W 12 MILE RD</b>	<b>PROFESSIONAL RESOURCE DEV, INC</b>	<b>GRASS NOT TO EXCEED 7" IN HEIGHT</b>	<b>Tall Grass/ Weeds</b>	<b>Complied</b>

# DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
<p>Tall Grass and Weeds Grass and weeds have exceeded a height of 7 inches. If not cut within 7 days the violation will be corrected by the City's Contractor at homeowner's expense.</p> <p>INSPECTOR COMMENTS: GRASS NOT TO EXCEED 7" IN HEIGHT</p>				
<b>17655 W 12 MILE RD</b>	<b>JERSEY MIKES SUBS</b>	<b>OUTLINE TUBING SIGNS LIMITED TO TWO SQUARE FEET AND ONE PER BUSINESS, ANIMATED SIGNS NOT PERMITTED - CURRENTLY 2 ANIMATED OPEN SIGNS</b>	<b>Sign Violation</b>	<b>Complied</b>
<p>Sec. 52-25. (e) Other signs (1) Outline tubing sign. Outline tubing signs are limited to two square feet and one per business.</p> <p>INSPECTOR COMMENTS: OUTLINE TUBING SIGNS LIMITED TO TWO SQUARE FEET AND ONE PER BUSINESS, ANIMATED SIGNS NOT PERMITTED - CURRENTLY 2 ANIMATED OPEN SIGNS</p> <p>Sec. 52-28. - Prohibited signs. The following signs are prohibited:</p> <p>(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)</p> <p>INSPECTOR COMMENTS: OUTLINE TUBING SIGNS LIMITED TO TWO SQUARE FEET AND ONE PER BUSINESS, ANIMATED SIGNS NOT PERMITTED - CURRENTLY 2 ANIMATED OPEN SIGNS</p>				
<b>27327 SOUTHFIELD RD</b>	<b>KAY BEE BEAUTY &amp; NAIL SALON LLC</b>	<b>DAMAGED, DANGEROUS PARKING CURB IN SIDEWALK PATHWAY - REMOVE AND REPLACE IMMEDIATELY</b>	<b>Parking Lot Maintenance</b>	<b>No Cause for Ac</b>
<p>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.</p> <p>INSPECTOR COMMENTS: DAMAGED, DANGEROUS PARKING CURB IN SIDEWALK PATHWAY - REMOVE AND REPLACE IMMEDIATELY</p>				

## DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
27241 SOUTHFIELD RD	LATHRUP PHARMACY	OWNER INSTRUCTED TO REMOVE WALL SIGNS AS THE BUSINESS, LATHRUP PHARMACY, IS NO LONGER IN BUSINESS	Sign Violation	No Cause for Ac

27601 SOUTHFIELD RD	OAKLAND DEVELOPMENT COMPANY	ANIMATED SIGNS NOT PERMITTED - RITA'S ICE "OPEN SIGN" - DISCONTINUE USE	Sign Violation	Letter Sent
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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

INSPECTOR COMMENTS: ANIMATED SIGNS NOT PERMITTED - RITA'S ICE "OPEN SIGN" - DISCONTINUE USE

Sec. 52-23. (i)  
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: ANIMATED SIGNS NOT PERMITTED - RITA'S ICE "OPEN SIGN" - DISCONTINUE USE

26441 SOUTHFIELD RD	VOLUME	BUSINESS LICENSE REQUIRED	Operating Without Business License	Letter Sent
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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 A BUSINESS LICENSE - BUSINESS LICENSE REQUIRED



DDA Code Enforcement Report May 2025

Address	Property Owner	Violation	Category	Status
26333 SOUTHFIELD RD	DANOBAY PROPERTIES, LLC	OPERATING WITHOUT A BUSINESS LICENSE - BUSINESS LICENSE REQUIRED	Operating Without Business License	

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 A BUSINESS LICENSE - BUSINESS LICENSE REQUIRED

Records: 22