

Subject: Opposition to Proposed Zoning Change in the [Cornerstone Neighborhood] R1 District

Dear Gregory Moots,

This letter expresses opposition to the proposed zoning change impacting the R1 Single-Family Residential District in the Cornerstone Neighborhood.

Concerns exist about the potential negative consequences of this proposed change on the character, stability, and quality of life in the community.

R1 zoning is designed to protect low-density residential areas, characterized by single-family detached dwellings and a high rate of homeownership. This zoning supports community stability and a suitable environment for family life, providing benefits like enhanced privacy and a consistent neighborhood character.

Potential consequences of the proposed zoning change include:

- Increased density and housing instability that could lead to a less stable neighborhood.
- Strain on infrastructure and services, including roads, public transportation, and utilities.
- Traffic congestion and parking issues, especially if parking requirements are reduced or eliminated.
- Environmental concerns, such as a reduction of open and green spaces, increased carbon footprint and emissions.
- Negative impact on property values.
- Increased noise and safety concerns.
- Disruption of neighborhood character.

Careful consideration of the potential negative impacts on the community is urged before approving any changes to the current R1 zoning. Preserving the integrity of the R1 district is crucial for maintaining the quality of life.

A denial of the proposed zoning change and policies that support the preservation of the single-family residential neighborhood is requested.

I live directly across the street from a building that could be used for some that is suitable for a R1 neighborhood, The city has plenty of vacant property that is in areas where business can open without affecting R1 neighborhood. Please do not allow adaptive reuse in R1 neighborhoods. Please feel free to give me a call about my concerns.

Respectfully

Isaac Hunter Jr

THOMAS WARNER
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page 1of2

City of Detroit
City Planning Commission

RE: Adaptive Reuse in R1 Zoning
Womens Domestic Violence Shelter
4500 Marseilles/4505 Lodewyck

June 25, 2025

To all City Planning Commission Members

The above property was purchased by Jefferey and Janice Jackson (married) dba Jackson Transitional Housing Center in late September 2022 and opened illegally in R1 Zoning as a Womens Domestic Violence Shelter and was closed down shortly thereafter. There were two BZA Hearings for Appeal, May 15, 2023 before a Quorum of Board members where they appeared to receive *tentative approval for a Hardship use variance and May 22nd before a full 7 member Board where a Hardship use variance was denied.*

I'm attaching a copy of a letter I mailed to BZA Board members, Attorney Jonathan Demers and other City officials immediately prior to the May 22nd Hearing describing the events including the testimony received from Janice Jackson at the May 15th Hearing and a shocking statement delivered to me by Latisha Johnson regarding Jefferey Jacksons affiliations on page 2 of the attached letter that certainly explains the 180 degree reversal in the Boards Decision. They then Appealed to Circuit Court and their Case was Dismissed for lack of merit on October 30, 2023. Subsequent to this Jackson Transitional Housing Center had another illegal Grand Opening in early April 2024 with Fox2 News coverage in another attempt to convince neighbors that this use had been legalized.

Adaptive Reuse as proposed is completely incompatible and totally violates the purpose of R1 single family zoning. The current Zoning laws as you know, require a BZA Hearing and proof of Hardship that the property has "NO REASONABLE ECONOMIC USE" within R1 by rite or conditional uses. Please note the word REASONABLE does not mean MAXIMUM and that is what this proposal is promoting and this increased value would be at the expense of surrounding residential property values. This proposal would in effect reduce our R1 quiet single family neighborhood into a Multi-Family business district and this is completely UNACCEPTABLE!!!.

The building I have described is directly adjacent to my families homes, listed above and the owners appear preparing to again re-open a Womens Domestic Violence Shelter using a FRAUDULENT MIS-DISCRPTION of this use that fits into a new conditional use under the Adaptive Reuse proposal avoiding the now required visible BZA 7 member Board Hearing and legal Hardship requirement that would be replaced with nothing more than a BSEED SLU Hearing with a Decision made in a backroom at a later date with no visibility.

If the Commission Members take the time to read the attached letter and if possible obtain the Transcripts or Recordings of the May 15th and 22nd BZA Hearings and research the very suspicious timing of the October 30, 2023 Circuit Court Dismissed Appeal and the date of origin of the Adaptive Reuse proposal they will fully understand why I believe some City of Detroit officials could again be attempting to control the outcome of this nearly three year neighborhood nightmare in favor of the nightmare.

In closing, I'm asking the Commission members to consider all the evidence and information I have presented in these letters, while making myself available for any questions at the phone number shown. It should always be considered when making decisions regarding zoning that it was put there to PROTECT the residence from BUSINESS with R1 Zoning providing the maximum protection. Up to this point I have been succesful at controlling this situation with disemination of evidence limited to City government to protect everybody involved from possible serious collateral damage to their political career(s). It's my hope I can continue this policy but the decision is the Commissions.

Sincerely,

Thomas Warner

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(Page 1 of 2)

City of Detroit
Board of Zoning Appeals

COPY TO: Latisha Johnson #4

RE: BZA Case #64-22(4500 Marseilles/4505 Lodewyck)

May 18, 2023

TO ALL BOARD MEMBERS

I was present via. Zoom at the May 15, Hearing, it was a fix not worthy of my presence. The only reason a letter detailing this entire case is not currently at the State Attorney Generals office is the unlikely possibility I may be proven wrong at the May 22, Hearing.

This building began life as a convent for teaching nuns at the St. Philomena Catholic School with 8 grades. It was never occupied by more than 6 nuns. The remaining grades were taught by hired teachers. After the school closed many years ago this building was legally reclassified as a school and was utilized for Catholic education and other parish events. This building as currently zoned can be used for a church and/or a school and certainly would have no problem or community complaints being utilized as a preschool or daycare with or without zoning approval. The testimony given to the contrary is false.

Their testimony stated that there were a total of 25 beds for resident women and 3 additional beds for employees. Check out her website jthcenter.com and inspect the building to find the truth. There were many additional beds added for their children up to 17 yrs. old. Unless children are not considered people the total population will far exceed 25. The testimony given was a lie. Further, it is my opinion that 25 occupants is far to many for that building.

Their testimony stated this would remain a top secret location. Explain how this would be possible. 25 women with children 17 yrs. old and younger with many having to commute daily for purposes of employment, shopping, school and etc., nearly all with friends and cell phones. This testimony is not just false it's impossible.

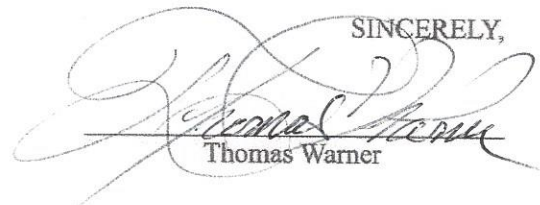
Their testimony stated that they knowingly purchased this building with improper zoning because a City employee with a name nobody present at this Hearing recognized from an unknown City department provided an unidentified highlighted document stating this building could be used for this R1 illegal purpose. Her testimony given with a cracking voice repeatedly saying "I'm not a lawyer" was a well rehearsed ploy to gain the support of the Board for Hardship relief by placing the blame on a fictitious City of Detroit employee misleading her thereby making the City of Detroit responsible for her situation. This testimony was a lie and speaks volumes about the integrity of Janice Jackson. The lack of follow-up questions from the Board and the complete silence on the part of the normally very diligent BZA attorney Jonathan Demers regarding the identity of this City employee, the City department in which he works and the lack of a request for a copy of the document in question certainly raises many very serious questions in my mind.

James Grenwicks testimony in support sited studies arguing that Domestic Violence Shelters have very little affect on the surrounding area. I certainly wouldn't purchase a house next door to one. I asked friends and relatives and the unanimous answer was no. I asked two real estate agents who explained to me what I already know, far fewer potential customers, much longer on the market and ultimately a much lower price. This would have no affect on the value of James Grenwicks home located 1.1 miles away and no affect on the property values in the whole of Cornerstone Village. This testimony is entirely false with respect to our property. Our property value on these homes will take a very large immediate hit.

The biased Hearing on May 15, further confirmed what I had already determined after 8 months of the petitioners ownership including attempting to operate illegally, 2 proposals and 3 adjournments. With the assistance of Councilmember Latisha Johnson on the inside and Cornerstone Village President James Grenwick operating in a lobbyist type role on the outside, rallying irrelevant distant support from his Cornerstone Village Associations that reside far outside the normal relevant 300ft. mailing radius and the obvious lies and falsehoods being accepted without question as the truth by the May 15, quorum of Board members it appears that without providing any evidence the petitioner was misled by a City of Detroit employee they will be granted Hardship relief based upon this.

When I was told by BZA staff in early December that the City Council was pressuring the BZA to fast track the process by reducing the required mailing radius from 300ft. to 100ft. and proposing an incorrect non-conforming to non-conforming to avoid asking for Hardship relief it appeared clear Councilmember Latisha Johnson was attempting to influence the BZA. After many attempts at phoning I received a phone call from a number I didn't recognize on January 30, at 11:04am. I called my brother Tim into the office and returned the call with the phone on speaker. It was Latisha Johnson. During the course of this short conversation she made a shocking statement regarding Janice Jacksons husband and now president of JTHC Jeffrey Jackson "her husband works for a contractor that works for the City, the thing that scares me is that it's Major and it's Mob run, they get a lot of business from this City and it's Mob run" I looked at Tim and he looked at me in disbelief. This could be considered either a warning or a threat being conveyed by a City of Detroit official. This is the same Latisha Johnson that attended their open house just 2 weeks earlier on January 15, attempting to sell JTHC to the neighbors knowing the President of this corporation has Mob connections. The purpose of this phone call was very clear!!!

SINCERELY,



Thomas Warner

TW/rm