
Zoning Change Request 1101 E. 5th Street / 501 Troost Avenue

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Date Mon 1/26/2026 1:53 PM

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Cc Julia M. Nigro <juliamnigro@gmail.com>

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Dear Mayor Lucas, Members of the Neighborhood Planning Division and the City of Kansas City Council Members:

We are writing today regarding a zoning change request, from UR to B2, coming before the City Council regarding 1101 E. 5th Street/501 Troost Avenue. The current name of this business is Nichols & Co Photography Studio. It is not clear if he's changing the name to Harmony Properties, as both names show up for the property.

This zoning change request, from UR to B2, went before the City Plan Commission on December 3, 2025, CASE NUMBER: CD-CPC-2025-00160. The City Plan Commission vote was a unanimous NO.

The property is located among residences both on Troost Avenue and 5th Street. The property owner has been advertising and renting the photography studio out as an event space for 5+ years without the proper zoning. This has resulted in nuisances of increased traffic, noise - loud music, parking problems - residents are unable to park, fireworks into neighbors property and security problems. The zoning change to B2 would create increased commercial activity and increase the previously stated nuisances.

There have been multiple cases related to same zoning violations in 2025. As the events are held on the weekend evenings the inspections from the complaints are done during the weekdays, therefore, no violations are seen at inspection time.

At this time we are requesting that a B2 zoning change be denied as it will bring negative effects and be detrimental to the quality of residents living in our neighborhood. We also believe it will be detrimental to surrounding property values. We urge you to consider the long-term impact on residents.

Thank you for taking the time to consider our request.

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