

## Highlighted case numbers, dates and other info

1. In 2023: Description looks like he must have texted or emailed someone saying he rents out for small parties and events but once inspector went out and talked to him they said he became combative and had a negative attitude but looks like they closed the case saying no violations.
2. In 2025: Looks like multiple cases related to same zoning violation. Seems they did several different inspections on different dates and each time they state no violations. The last page in highlighted '2' shows the open application to rezone.
3. In 2025: Not sure if he is changing name from Nichols & Co Photography to Harmony Properties Rezoning but both names show up for him. Also shows that his photography license expires 12/31/25.



11/29/2023

**Closed:**

12/08/2023

**Status:**

Complete

**Project Name:**

**District:**

Jackson

**Assigned To:**

Nieft, Aaron

**Description:**

photography business may also be doubling as an event space renting out for under \$150 an hour. please let the owner know that this is not an allowed use. copy of message: Good evening Julia I own the building on the corner of 5th and Troost. It's a photo studio and I rent it out for small parties and events. It's a 3 hour min and \$150 per hour and you can bring in your own catering and alcohol. It's available on 10/6 after 1pm If you are in a budget check out hyvee catering they offer really tasty food for a great affordable price. Or local hood options could be Garozos or Wolf Pack BBQ can do a Buffett for 30-40 people I'm sure They are new to Columbus park and would prob give you a good deal. Tell them you live in the hood. My place also offers table and chairs for free. Bring table cloths and has an outside greenspace area too! Lmk if you wanna take a tour. Night!

Sub Category : Housing Used In Ways Not Allowed By Zoning Dynamic Form : When did you last observe the problems?: 11-29-2023 04:45 PM What problem did you observe?: Other (describe below) If applicable or known, how many units are inside the building?: photography business may also be doubling as an event space renting out for under \$150 an hour. please let the owner know that this is not an allowed use. copy of message: Good evening Julia I own the building on the corner of 5th and Troost. It's a photo studio and I rent it out for small parties and events. It's a 3 hour min and \$150 per hour and you can bring in your own catering and alcohol. It's available on 10/6 after 1pm If you are in a budget check out hyvee catering they offer really tasty food for a great affordable price. Or local hood options could be Garozos or Wolf Pack BBQ can do a Buffett for 30-40 people I'm sure They are new to Columbus park and would prob give you a good deal. Tell them you live in the hood. My place also offers table and chairs for free. Bring table cloths and has an outside greenspace area too! Lmk if you wanna take a tour. Night!

Locations

Fees

Inspections

Attachments

More Info

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## Inspection Number: CDDC-2023-719453

- \*12/08/2023 -- -- Inspected a site of a business store front in a UR zoned district for a complaint of business operating a photo shoot gallery as an event space, as a secondary use. On investigation found no zoning violations. Will call business for verification. Photos taken. AN

Talked to owner and he stated that they do rent out the space for parties. Owner immediately had a negative attitude and was combative. Complainant may take photo/video evidence or may wish to testify in open court as a witness that establishment is in fact operating secondarily as an event space. AN

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### Inspection Type:

CPIN - Development Compliance Inspection

### Requested Date:

12/08/2023

### Inspection Status:

In-Compliance

### Scheduled Date:

12/08/2023

### Scheduled Time:

07:30 AM

### Code Case Number:

ZDC-2023-0990

### Completed Date:

12/08/2023



[Code Case Details \(\)](#) | [Tab Elements \(\)](#) | [Main Menu \(\)](#)

**Code Case Type:**

CPDM - Development Compliance

**Opened:**

05/19/2025

**Closed:**

09/10/2025

**Status:**

Complete

**Project Name:**

**District:**

Jackson

**Assigned To:**

Sons, Christopher

**Description:**

To my knowledge, he cannot rent space this for events; please let me know if this is an error. With the Airbnbs is on 5th, plus this event space, the street fills up with cars. We have an ongoing problem with people coming to the neighborhood and not following the zoning. Sub Category : Property Used In Ways Not Allowed By Zoning Dynamic Form : When did you last observe the problems?: 05-19-2025 08:30 AM What problem did you observe?: Other (describe below) If applicable or known, how many units are inside the building?: To my knowledge, he cannot rent space this for events; please let me know if this is an error. With the Airbnbs is on 5th, plus this event space, the street fills up with cars. We have an ongoing problem with people coming to the neighborhood and not following the zoning.

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**Inspection Type:**

CPIN - Development Compliance Inspection

**Requested Date:**

06/02/2025

**Requested Time:**

05:00 AM

**Inspection Status:**

Inspection Completed

**Scheduled Date:**

06/05/2025

**Scheduled Time:**

02:38 PM

**Code Case Number:**

ZDC-2025-0403

**Completed Date:**

06/05/2025

**Completed Time:**

2:01 PM

**Inspector Name:**

Christopher Sons (mailto:christopher.sons@kcmo.org)

**Inspector Phone:**

(816) 513-1469

**Main Address:**

1101 5th Kansas CityMO 64106

## Inspection Number: CDDC-2025-931864

- \*06/11/2025 -- -- Arrived at address and did not observe any zoning violations. Took photos and completed inspection. Will review for event space. During review found evidence of property offering event space at property. Property is within a UR, checking UR specifics to verify compliance or none compliance. CS

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**Inspection Type:**

CPIN - Development Compliance Inspection

**Requested Date:**

06/05/2025

**Requested Time:**

05:00 AM

**Inspection Status:**

Inspection Completed

**Scheduled Date:**

06/11/2025

**Scheduled Time:**

04:55 PM

**Code Case Number:**

ZDC-2025-0403

**Completed Date:**

06/11/2025

**Completed Time:**



## Inspection Number: CDDC-2025-961237

- \*09/10/2025 --- Arrived at address for complaint of event space. No evidence of zoning violations at time of inspection. Took photos and completed inspection. Will proceed with closing case. CS

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**Inspection Type:**

CPIN - Development Compliance Inspection

**Requested Date:**

08/04/2025

**Requested Time:**

05:00 AM

**Inspection Status:**

Inspection Completed

**Scheduled Date:**

09/10/2025

**Scheduled Time:**

04:58 PM

**Code Case Number:**

ZDC-2025-0403

**Completed Date:**

09/10/2025

**Completed Time:**

1:42 PM

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## Code Case Number: ZDC-2025-0979

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### Code Case Type:

CPDM - Development Compliance

### Opened:

10/14/2025

### Closed:

### Status:

Duplicate-Closed

### Project Name:

### District:

Jackson

### Assigned To:

Duddy, James

### Description:

ZDC-2025-0403 There is an open application from this parcel owner to rezone this property from UR to B2 which would allow a small event space. CD-CPC-2025-00160. BB Resident is calling to report this is a photography studio and at 2pm on Saturday 10/11/25 it was used as an event space. It was cars all over and going off. Sub Category : Property Used In Ways Not Allowed By Zoning Dynamic Form : When did you last observe the problems?: 10-11-2025 08:33 AM What problem did you observe?: Multiple units in single family residence If applicable or known, how many units are inside the building?: Yes

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**Plan Number: CD-CPC-2025-00160**

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**Type:**

Rezoning

**Status:**

Under Review

**Project Name:**

Harmony Properties Rezoning

**Applied Date:**

10/03/2025

**Expiration Date:**

**District:**

Jackson

**Assigned To:**

Smith, Justin

**Completion Date:**

**Description:**

Rezoning from UR to B2

- Summary
- Locations
- Fees
- Reviews
- Attachments
- Contacts
- Sub-Records

## Project: Harmony Properties Rezoning (DC-01466)

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**Project Name:**

Harmony Properties Rezoning

**District:**

Jackson

**Parent Project:**

<NONE>

**Type:**

DevCases

**Status:**

ACTIVE

**Start Date:**

10/15/2025

**Expected End Date:**

**Completed Date:**

**Description:**

Summary

Locations

Fees

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More Info

☰ CompassKC - City of Kansas City, MO

**License Number: 0606605952**

**NICHOLS & CO PHOTOGRAPHY LLC**

License Details () | Tab Elements () | Main Menu ()

**License Details**

**License Type:**

GenTax - Business License

**District:**

<NONE>

**Applied Date:**

06/05/2024

**Account Number:**

**Issued By:**

Integration, GenTax

**Period Start Date:**

06/05/2024

**Status:**

Active

**Expiration Date:**

12/31/2025

**Description:**

541921 - Photography Studios, Portrait