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**Please vote no on #260056**

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**From** Kate Barsotti <kate.barsotti@gmail.com>

**Date** Mon 1/26/2026 10:09 AM

**To** Public Testimony <Public.Testimony@kcmo.org>

**Cc** Willett, Nathan <Nathan.Willett@kcmo.org>; Melissa Patterson Hazley <Melissa.Patterson-Hazley@kcmo.org>; Bunch, Eric <Eric.Bunch@kcmo.org>; Parks-Shaw, Ryana <Ryana.Parks-Shaw@kcmo.org>

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Dear Council Representatives:

Please vote no on this ordinance, 260056. The neighborhood can coexist safely with B1 zoning, which will allow this property to remain a photography studio, which is what we contemplated. It has been operating illegally as an event space for many years, and the friction with surrounding residents has become untenable, especially as events increase in size and frequency.

The City Plan Commission voted unanimously to refuse B2.

There is no parking and no oversight on alcohol consumption.

This property has not been well maintained externally.

This property owner received a generous 10-year tax abatement due to locating in Columbus Park. Since the owner has benefited from City incentives, we are concerned that he has also been allowed to break the rules.

We are also concerned that City staff appear to have taken sides on this issue and encouraged the business owner to seek zoning that would allow him to host events nearly 150 people. We have to follow Kansas City ordinances and laws, and we would not be rewarded for violating them.

This pattern of intensified uses, and not following city zoning, is a dynamic we are seeing more frequently. Many businesses have been priced out of the River Market and they are now turning to Columbus Park.

We support small businesses and understand the balance between residents and businesses in a mixed-use neighborhood. The wrong combination lowers quality of life while the right combination increases it. Quality of life issues tend to center around any business that invites

noise, criminal activity, unsupervised drugs or alcohol, traffic that is too intense for the area-- especially near Garrison Center, which also has events, especially for children and youth.

Regards,

Kate and Michael Barsotti

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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. 5<sup>th</sup> 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 5<sup>th</sup> 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.

Kate and Michael Barsotti