

SUPPLEMENT TO FORMAL PROTEST PETITION
Pursuant to Section 88-515-09 of the Code of Ordinances of the City of Kansas City, Missouri
Case No. CD-CPC-2025-00054
Rezoning 3809 and 3825 Roanoke Rd. Kansas City, MO

Director Diane Binckley
City Planning and Development Department
414 E. 12th Street
City Hall, 15th Floor
Kansas City, MO 64106
Supplemental Copy Electronically Sent to Supervising Planner Genevieve Kohn-Smith

This Supplement is being provided pursuant to the request of the City Planning and Development Department to identify additional property owners related to the previously filed Formal Protest Petition Against Zoning Map Amendment to Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, to rezone an area from B-3-2 / R-5 to B-3-3, assigned address 3809 and 3825 Roanoke Rd., being the subject of Case Nos. CD-CPC-2025-00054, CD-CPC-2025-00055, CD-CPC-2025-00056, approximately 0.6 acres based on the City Parcel Viewer Map parcel information, and more specifically described (based on the City Parcel Viewer Map) as:

3825 Roanoke Rd.: HALMILTON [sic] correctly spelled as HAMILTON HILL--- PT LOTS 1 AND 2 DAF: BEG E ROW ROANOKE RD AND N ROW 39TH ST NOW ESTABLISHED TH N 03 DEG 14 MIN 41 SEC E 200.24' TH S 87 DEG 18 MIN 38 SEC E 129.73' TH S 03 DEG 14 MIN 03 SEC W 200.36' TH; N 87 DEG 15 MIN 13 SEC W 129.76' TO POB (KNOWN AS TRACT 2 ON CERT OF SUR 2022E0069738 B 54 P 64)

More fully described as Tract 2 on the Minor Subdivision Lot Split, filed as a Certificate of Survey, recorded as Instrument No. 2022E0069738, in Book 54, Page 64, on July 25, 2022, with the Recorder of Deeds of Jackson County, Missouri, such Tract 2 is described as:

Tract 2: All that Part of Lot 1 and 2, HAMILTON HILL, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as"

Beginning at the intersection of the East right-of-way of Roanoke Road and the North right-of-way line of 39th Street as now established, thence N 3 Degrees, 14 Minutes 41 Seconds E along said East right-of-way line a distance of 200.24 feet to a point on the North line of the South 207.75 feet of Lots 1 and 2; thence S 87 Degrees, 18 Minutes, 38 Seconds, E along the North line, a distance of 129.73 feet; thence S Degrees 14 Minutes 3 Seconds W, a distance of 200.36 feet to a point on the North right of way line on Roanoke Road; thence N 87 Degrees 15 Minutes, 13 Seconds, W along said North right-of-way line, a distance of 129.76 feet to the Point of Beginning.

Collectively referred to as "Rezone Property"

Such rezoning is now the subject of Ordinance Number No. 250537.

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Collectively referred to as "Rezone Property"

As of yet, no Ordinance Number has been assigned that is publicly available.

This Formal Protest Petition is signed by Monica Mau, as the _____ of and on behalf of **Ekahi LLC**, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of **3802 Roanoke Rd, Kansas City, MO**, with a legal description of: WEST ROANOKE S 38' LOT 30 BLK 5, a subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) they invoke the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Monica Mau, as the Sole Manager of Ekahi LLC being first duly sworn, under oath, deposes and states that she has read and examined the foregoing Formal Protest Petition and her signature is genuine and on behalf of Ekahi, LLC.

MBL

STATE of Florida)
COUNTY OF Broward)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by
Monica Mau, who declared herself to be the Sole Manager of Ekahi LLC, who is personally known
to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and
who acknowledged she executed the Formal Protest Petition as the free act and deed of Ekahi LLC.



David Merkatz
Notary Public

Printed Notary Name: David Merkatz

(Seal)

My Commission Expires On: 02/28/2027

Notarial Act performed by Audio-Video Communication.

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Case No. CD-CPC-2025-00054

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Director Diane Binckley
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Collectively referred to as "Rezone Property"

As of yet, no Ordinance Number has been assigned that is publicly available.

This Formal Protest Petition is signed by **Bayard C Martensen**, who hereby certifies that: 1) he is the sole owner of **3804 Roanoke Rd, Kansas City, MO**, with a legal description of: LOT 31 BLOCK 5 WEST ROANOKE, a subdivision in Kansas City, Jackson County, Missouri, which Owner's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) he invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and does hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Bayard C Martensen being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine.

Bayard C. Martensen

Westchester
New York

Bayard C Martensen

STATE OF Florida)

COUNTY OF Broward)

Subscribed and sworn to before me, a notary public, on September 8th, 2025, by **Bayard C Martensen**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledges he executed the Formal Protest Petition as his free act and deed.

Kelsey Proper

Notary Public

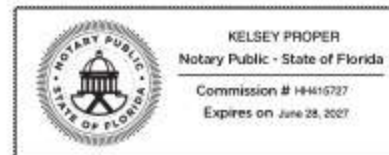
Printed Notary Name: Kelsey Proper

(Seal)

My Commission Expires On: 06/28/2027

Notarized remotely online using communication technology via Proof.

Driver License produced for ID.



This Formal Protest Petition is signed by **Bayard C Martensen**, who hereby certifies that: 1) he is the sole owner of **3804 Roanoke Rd A, Kansas City, MO**, with a legal description of: LOT 31 BLOCK 5 WEST ROANOKE, a subdivision in Kansas City, Jackson County, Missouri, which Owner's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) he invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and does hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Bayard C Martensen being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine.

Bayard C. Martensen

Bayard C Martensen

STATE OF Florida)
COUNTY OF Broward)

Subscribed and sworn to before me, a notary public, on September 8th, 2025, by **Bayard C Martensen**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledges he executed the Formal Protest Petition as his free act and deed.

Kelsey Proper

Notary Public

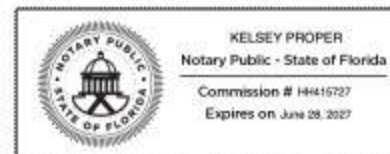
Printed Notary Name: Kelsey Proper

(Seal)

My Commission Expires On: 06/28/2027

Notarized remotely online using communication technology via Proof.

Driver License produced for ID.



This Formal Protest Petition is signed by **Bayard C Martensen**, who hereby certifies that: 1) he is the sole owner of **3804 Roanoke Rd B, Kansas City, MO**, with a legal description of: LOT 31 BLOCK 5 WEST ROANOKE, a subdivision in Kansas City, Jackson County, Missouri, which Owner's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) he invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and does hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Bayard C Martensen being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine.

Bayard C. Martensen

Bayard C Martensen

STATE OF Florida)

COUNTY OF Broward)

Subscribed and sworn to before me, a notary public, on September 8th, 2025, by **Bayard C Martensen**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledges he executed the Formal Protest Petition as his free act and deed.

Kelsey Proper
Notary Public

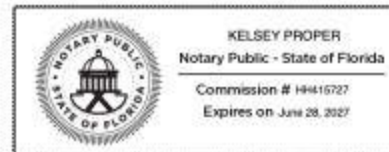
Printed Notary Name: Kelsey Proper

(Seal)

My Commission Expires On: 06/28/2027

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Driver License produced for ID.



FORMAL PROTEST PETITION

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Supplemental Copy Electronically Sent to Supervising Planner Genevieve Kohn-Smith

Formal Protest Petition Against Zoning Map Amendment to Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, to rezone an area from B3-2 / R-5 to B-3-3, assigned address 3809 and 3825 Roanoke Rd., being the subject of Case Nos. CD-CPC-2025-00054, CD-CPC-2025-00055, CD-CPC-2025-00056, approximately 0.6 acres based on the City Parcel Viewer Map parcel information, and more specifically described (based on the City Parcel Viewer Map) as:

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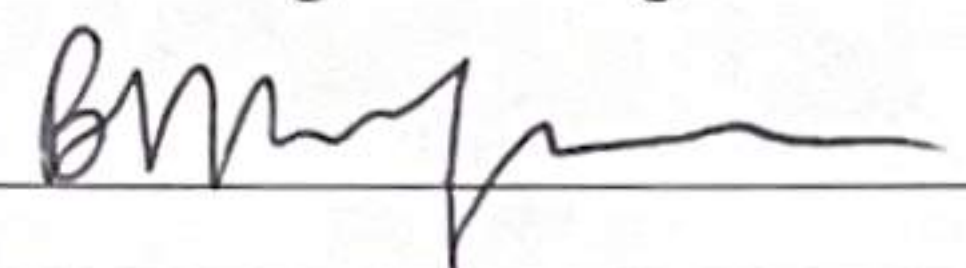
Collectively referred to as "Rezone Property"

As of yet, no Ordinance Number has been assigned that is publicly available.

This Formal Protest Petition is signed by Brian Mukerjee, as the sole member of and on behalf of **3806 Roanoke Road LLC**, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of **3806 Roanoke Rd, Kansas City, MO**, with a legal description of: LOT 32 BLOCK 5

WEST ROANOKE, a subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) they invoke the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Brian Mukerjee, as the sole member of and on behalf of **3806 Roanoke Rd LLC**, being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of 3806 Roanoke Road LLC.

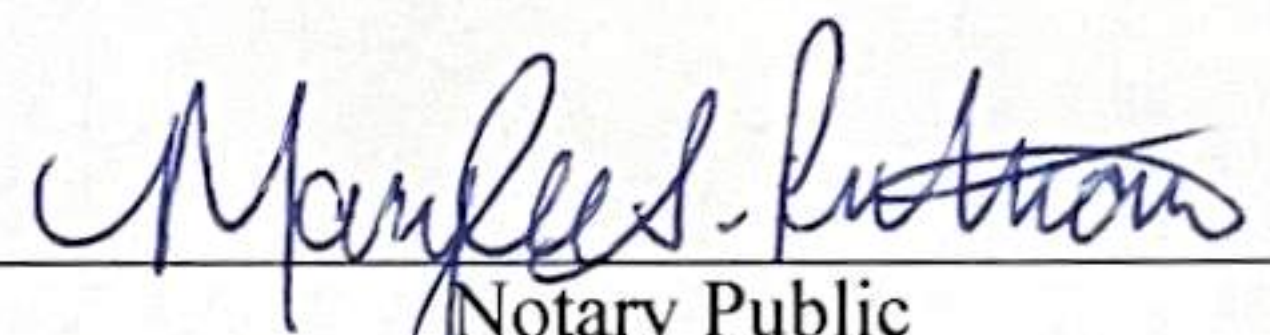


Brian Mukerjee

STATE OF Vermont)

COUNTY OF Windham)

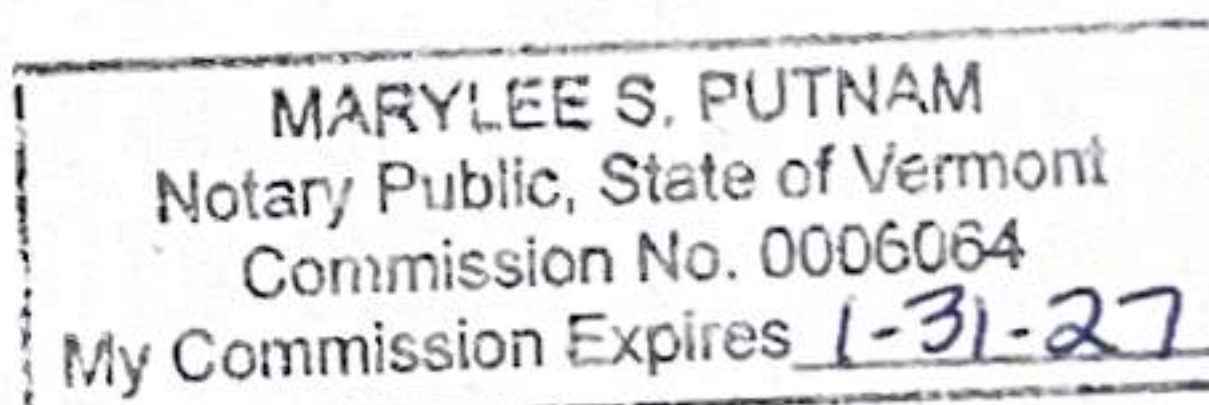
Subscribed and sworn to before me, a notary public, on Sept. 2, 2025, by Brian Mukerjee, who declared himself to be the sole member of **3806 Roanoke Road LLC**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of 3806 Roanoke Road LLC.


Notary Public

Printed Notary Name: Marylee S. Putnam

(Seal)

My Commission Expires On: 1-31-27



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Collectively referred to as "Rezone Property"

As of yet, no Ordinance Number has been assigned that is publicly available.

This Formal Protest Petition is signed by **Mathew Picheny** as the manager of and on behalf of **Up To Date Properties, LLC**, a Missouri limited liability company, who hereby certifies that: 1) the Company is the sole owner of **1017 W 39th St, Kansas City, MO**, with a legal description of: LOT 5 ESSLINGER PLACE, a subdivision in Kansas City, Jackson County, Missouri, which Owner's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) they invoke the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and does hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Mathew Picheny, as the manager of **Up To Date Properties, LLC** being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine.

Mathew Picheny

Mathew Picheny

STATE OF Florida)

COUNTY OF Orange)

Subscribed and sworn to before me, a notary public, on 5th day of September, 2025, by **Mathew Picheny**, who declared himself to be the manager of Up To Date Properties, LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledges he executed the Formal Protest Petition as his free act and deed.



Brandon Adkins
Notary Public

Printed Notary Name: Brandon Adkins

(Seal)

My Commission Expires On: 06/17/2028

Notarized remotely online using communication technology via Proof.

Identity verified using New York State DR. License.

FORMAL PROTEST PETITION

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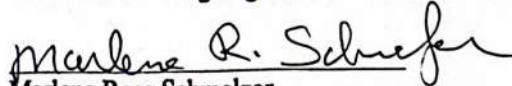
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Collectively referred to as "Rezone Property"

As of yet, no Ordinance Number has been assigned that is publicly available.

This Formal Protest Petition is signed by **Marlene Rose Schmelzer**, who hereby certifies that: 1) she is the sole owner of **1065 W 38th Street, Kansas City, MO**, with a legal description of: **THE SEVILLE UNIT 1065 & 1/24 INTEREST OF COMMON ELEMENTS**, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

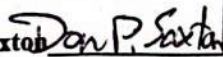
Marlene Rose Schmelzer being first duly sworn, under oath, deposes and states that she has read and examined the foregoing Formal Protest Petition and her signature is genuine.

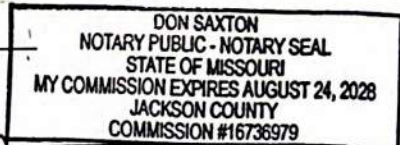

Marlene Rose Schmelzer

STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on Sept 8, 2025, by **Marlene Rose Schmelzer**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledge she executed the Formal Protest Petition as her free act and deed.


Notary Public

Printed Notary Name: **Don P. Saxton** 



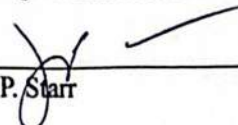
(Seal)

My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by **James P. Starr**, who hereby certifies that: 1) he is the sole owner of **1047 W 38th St, Kansas City, MO**, with a legal description of:
THE SEVILLE UNIT 1047 1/24 FRACTIONAL INTEREST, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) he invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and does hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine.



James P. Starr

STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on June 19, 2025, by **James P. Starr**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed.



Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

My Commission Expires On: 8.24.2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1023 W 38th St, Kansas City, MO, with a legal description of:

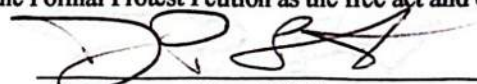
THE SEVILLE UNIT 1023 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public
Don P. Saxton
Printed Notary Name: Don P. Saxton

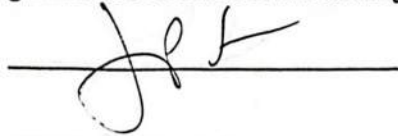
(Seal)
My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1025 W 38th St, Kansas City, MO, with a legal description of:

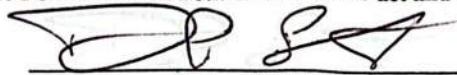
THE SEVILLE UNIT 1025 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



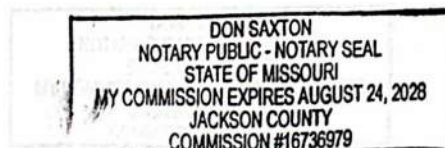
STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

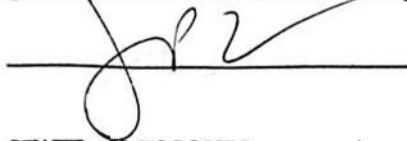
Printed Notary Name: Don P. Saxton

(Seal)
My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1027 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1027 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

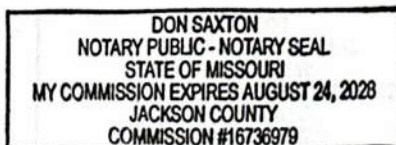
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

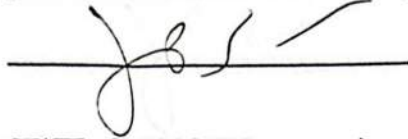
(Seal)

My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1029 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1029 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

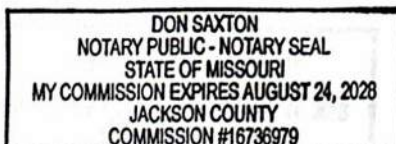
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

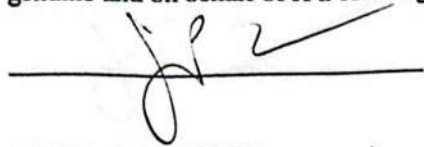
(Seal)

My Commission Expires On: August 24, 2028

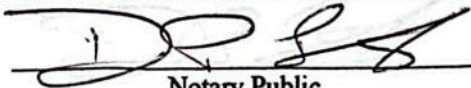


This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1033 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1033 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.

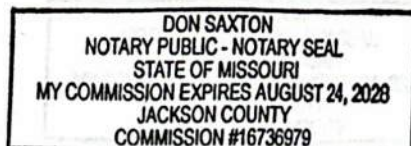

STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

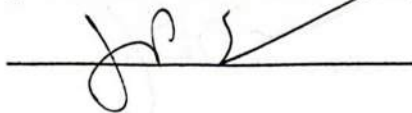
Printed Notary Name: Don P. Saxton

(Seal)
My Commission Expires On: August 24, 2028



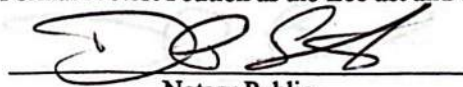
This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1035 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1035 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

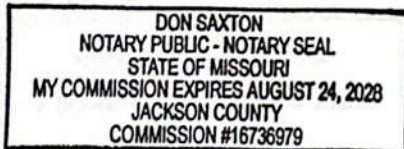
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1037 W 38th St, Kansas City, MO, with a legal description of:

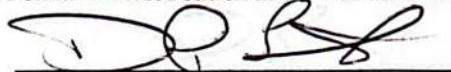
THE SEVILLE UNIT 1037 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

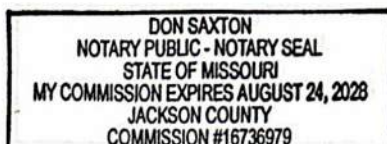
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

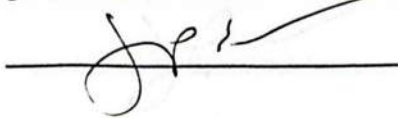
My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1039 W 38th St, Kansas City, MO, with a legal description of:

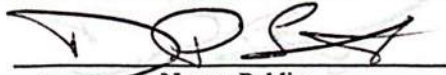
THE SEVILLE UNIT 1039 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

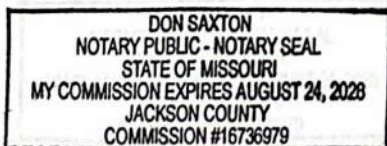
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1043 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1043 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

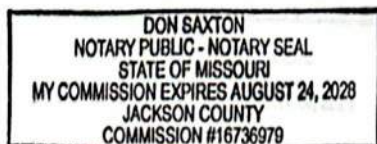
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of **JPS Holdings LLC**, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of **1045 W 38th St, Kansas City, MO**, with a legal description of: **THE SEVILLE UNIT 1045 & 1/24 INTEREST OF COMMON ELEMENTS**, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of **JPS Holdings LLC** being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of **JPS Holdings, LLC**.



STATE of MISSOURI)
COUNTY OF JACKSON)

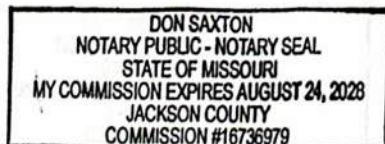
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of **JPS Holdings LLC**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of **JPS Holdings LLC**.



Notary Public

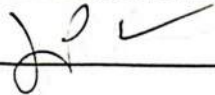
Printed Notary Name: **Don P. Saxton**

(Seal)
My Commission Expires On: August 24, 2028



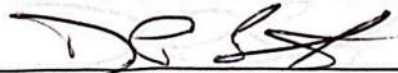
This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1049 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1049 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

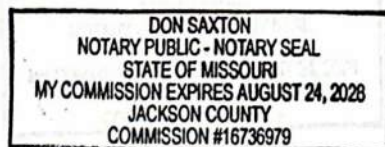
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.



Notary Public

Printed Notary Name: Don P. Saxton

(Seal)
My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1053 W 38th St, Kansas City, MO, with a legal description of:

THE SEVILLE UNIT 1053 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY of JACKSON)

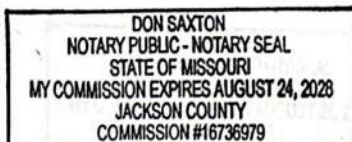
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

My Commission Expires On: August 24, 2028



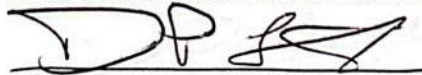
This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of **JPS Holdings LLC**, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of **1055 W 38th St, Kansas City, MO**, with a legal description of: **THE SEVILLE UNIT 1055 & 1/24 INTEREST OF COMMON ELEMENTS**, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of **JPS Holdings LLC** being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of **JPS Holdings, LLC**.



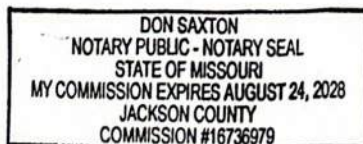
STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of **JPS Holdings LLC**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of **JPS Holdings LLC**.


Notary Public

Printed Notary Name: **Don P. Saxton**

(Seal)
My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1057 W 38th St, Kansas City, MO, with a legal description of:

THE SEVILLE UNIT 1057 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.

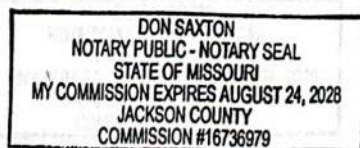


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

My Commission Expires On: August 24, 2028

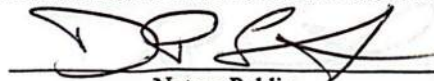


This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1059 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1059 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.


STATE of MISSOURI)
COUNTY OF JACKSON)

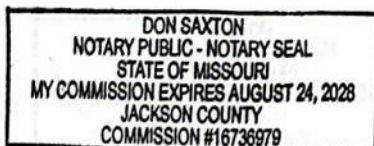
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

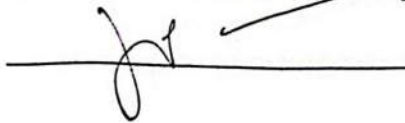
(Seal)

My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1063 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1063 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

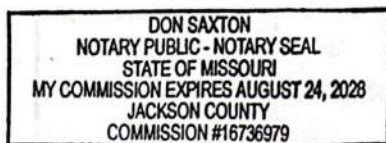
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

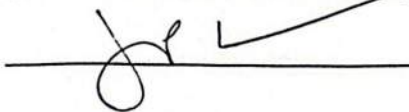
(Seal)

My Commission Expires On: August 24, 2028



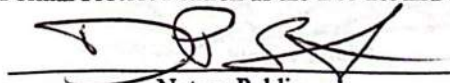
This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1067 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1067 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

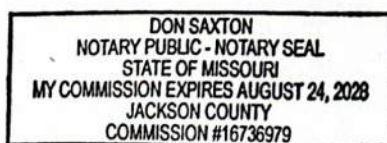
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

My Commission Expires On: August 24, 2028



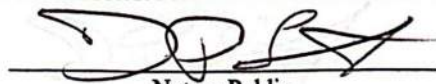
This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1069 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1069 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

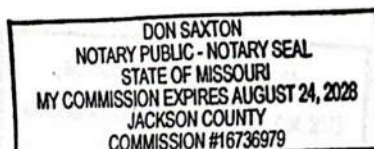
Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

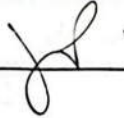
(Seal)

My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1073 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1073 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.

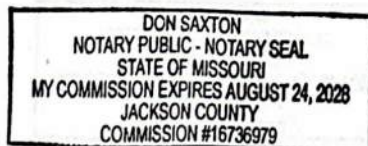


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

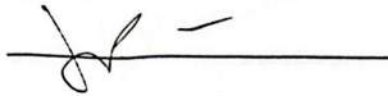
My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1075 W 38th St, Kansas City, MO, with a legal description of:

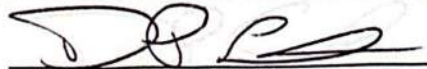
THE SEVILLE UNIT 1075 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.

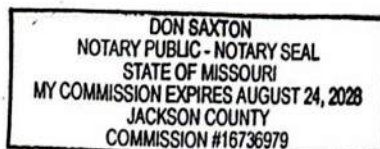


Notary Public

Printed Notary Name: Don P. Saxton

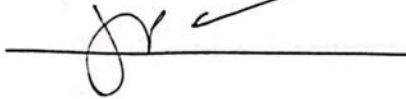
(Seal)

My Commission Expires On: August 24, 2028



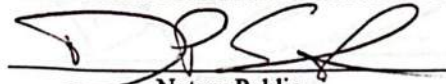
This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of **JPS Holdings LLC**, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1077 W 38th St, Kansas City, MO, with a legal description of: **THE SEVILLE UNIT 1077 & 1/24 INTEREST OF COMMON ELEMENTS**, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of **JPS Holdings LLC** being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of **JPS Holdings, LLC**.



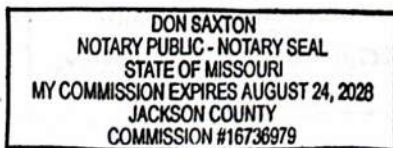
STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of **JPS Holdings LLC**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of **JPS Holdings LLC**.


Notary Public

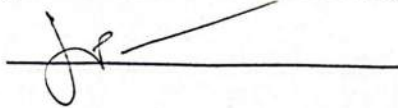
Printed Notary Name: **Don P. Saxton**

(Seal)
My Commission Expires On: August 24, 2028



This Formal Protest Petition is signed by James P. Starr, as the sole member of and on behalf of JPS Holdings LLC, a Missouri Limited Liability Company, who hereby certifies that: 1) the Company is the sole owner of 1079 W 38th St, Kansas City, MO, with a legal description of: THE SEVILLE UNIT 1079 & 1/24 INTEREST OF COMMON ELEMENTS, a condominium subdivision located in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

James P. Starr, as the sole member of JPS Holdings LLC being first duly sworn, under oath, deposes and states that he has read and examined the foregoing Formal Protest Petition and his signature is genuine and on behalf of JPS Holdings, LLC.



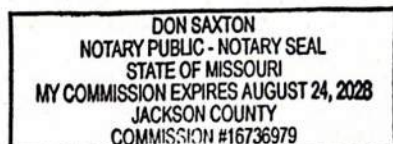
STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on September 8, 2025, by James P. Starr, who declared himself to be the sole member of JPS Holdings LLC, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledged he executed the Formal Protest Petition as the free act and deed of JPS Holdings LLC.


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)
My Commission Expires On: August 24, 2028



FORMAL PROTEST PETITION

Pursuant to Section 88-515-09 of the Code of Ordinances of the City of Kansas City, Missouri

Case No. CD-CPC-2025-00054

Rezoning 3809 and 3825 Roanoke Rd. Kansas City, MO

Director Diane Binckley
City Planning and Development Department
414 E. 12th Street
City Hall, 15th Floor
Kansas City, MO 64106

Supplemental Copy Electronically Sent to Supervising Planner Genevieve Kohn-Smith

Formal Protest Petition Against Zoning Map Amendment to Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, to rezone an area from B3-2 / R-5 to B-3-3, assigned address 3809 and 3825 Roanoke Rd., being the subject of Case Nos. CD-CPC-2025-00054, CD-CPC-2025-00055, CD-CPC-2025-00056, approximately 0.6 acres based on the City Parcel Viewer Map parcel information, and more specifically described (based on the City Parcel Viewer Map) as:

3825 Roanoke Rd.: HALMILTON [sic] correctly spelled as HAMILTON HILL--- PT LOTS 1 AND 2 DAF: BEG E ROW ROANOKE RD AND N ROW 39TH ST NOW ESTABLISHED TH N 03 DEG 14 MIN 41 SEC E 200.24' TH S 87 DEG 18 MIN 38 SEC E 129.73' TH S 03 DEG 14 MIN 03 SEC W 200.36' TH; N 87 DEG 15 MIN 13 SEC W 129.76' TO POB (KNOWN AS TRACT 2 ON CERT OF SUR 2022E0069738 B 54 P 64)

More fully described as Tract 2 on the Minor Subdivision Lot Split, filed as a Certificate of Survey, recorded as Instrument No. 2022E0069738, in Book 54, Page 64, on July 25, 2022, with the Recorder of Deeds of Jackson County, Missouri, such Tract 2 is described as:

Tract 2: All that Part of Lot 1 and 2, HAMILTON HILL, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as"

Beginning at the intersection of the East right-of-way of Roanoke Road and the North right-of-way line of 39th Street as now established, thence N 3 Degrees, 14 Minutes 41 Seconds E along said East right-of-way line a distance of 200.24 feet to a point on the North line of the South 207.75 feet of Lots 1 and 2; thence S 87 Degrees, 18 Minutes, 38 Seconds, E along the North line, a distance of 129.73 feet; thence S Degrees 14 Minutes 3 Seconds W, a distance of 200.36 feet to a point on the North right of way line on Roanoke Road; thence N 87 Degrees 15 Minutes, 13 Seconds, W along said North right-of-way line, a distance of 129.76 feet to the Point of Beginning.

Collectively referred to as "Rezone Property"

As of yet, no Ordinance Number has been assigned that is publicly available.

This Formal Protest Petition is signed on behalf of **Mercier Partners LLC**, a Missouri Limited Liability Company by David Turvey its Member

Brissetty Turvey its member
Michael Harris its member
Amanda Butler its member
Travis Butler its member

who hereby certify that: 1) the Company is the sole owner of **3800 Roanoke Rd, Kansas City, MO**, with a legal description of: N 12 FT LOT 30 BLK 5 & ALL LOT 29 WEST ROANOKE, a subdivision in Kansas City, Jackson County, Missouri, which Company's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) they invoke the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

David Turvey, Brissetty Turvey, Michael Harris,
Amanda Butler, and Travis Butler, as the Members
of **Mercier Partners LLC** being first duly sworn, under oath, depose and state that they have read and examined the foregoing Formal Protest Petition and their signatures are genuine.

David Turvey
David Turvey

Amanda Butler
Amanda Butler

Brissetty Turvey
Brissetty Turvey

Travis Butler
Travis Butler

Michael Harris
Michael Harris

STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on June 16, 2025, by the above members as the _____ of and on behalf of **Mercier Partners LLC**, who are personally known to me to be the same person whose signatures are subscribed to the foregoing Formal Protest Petition and who acknowledge they executed the Formal Protest Petition as their free act and deed on behalf of Mercier Partners, LLC.

Don P. Saxton
Notary Public

Printed Notary Name: Don P. Saxton

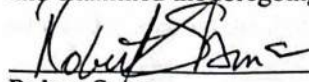
(Seal)

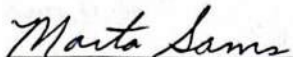
My Commission Expires On: 8.24.2028



This Formal Protest Petition is signed by **Robert Sams** and **Marta Sams**, who hereby certify that: 1) they are the sole owners of **3801 Roanoke Rd, Kansas City, MO**, with a legal description of: **S 137.25 FT OF N 152.25 FT OF W 42 FT LOT 1 HAMILTON HILL**, a subdivision in Kansas City, Jackson County, Missouri, which Owners' Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) they invoke the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Robert Sams and **Marta Sams** being first duly sworn, under oath, depose and state that they have read and examined the foregoing Formal Protest Petition and their signatures are genuine.


Robert Sams


Marta Sams

STATE of MISSOURI)
COUNTY OF JACKSON)

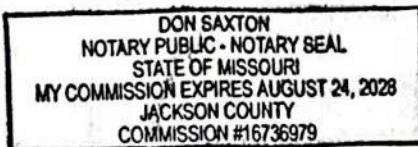
Subscribed and sworn to before me, a notary public, on June 16, 2025, by **Robert Sams** and **Marta Sams**, who are personally known to me to be the same persons whose signatures are subscribed to the foregoing Formal Protest Petition and who acknowledge they executed the Formal Protest Petition as their free act and deed.


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

My Commission Expires On: 8.24.2028



This Formal Protest Petition is signed by **Larry Arnett** and **Dorothy Arnett**, who hereby certify that: 1) they are the sole owners of **1121 W 38th Street, Kansas City, MO**, with a legal description of: **HAMILTON'S HILLS; S 137.25' OF N 152.25' OF E 40' OF W 82' LOT 1**, a subdivision in Kansas City, Jackson County, Missouri, which Owners' Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) they invoke the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Larry Arnett and **Dorothy Arnett** being first duly sworn, under oath, depose and state that they have read and examined the foregoing Formal Protest Petition and their signatures are genuine.

Larry Arnett

Larry Arnett

Dorothy Arnett

Dorothy Arnett

STATE of MISSOURI)
COUNTY OF JACKSON)

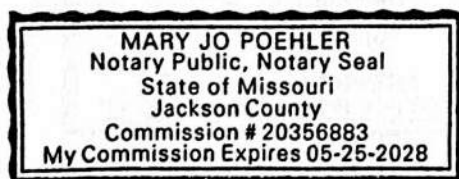
Subscribed and sworn to before me, a notary public, on June 13, 2025, by **Larry Arnett** and **Dorothy Arnett**, who are personally known to me to be the same persons whose signatures are subscribed to the foregoing Formal Protest Petition and who acknowledge they executed the Formal Protest Petition as their free act and deed.

Mary Jo Poehler
Notary Public

Printed Notary Name: Mary Jo Poehler

(Seal)

My Commission Expires On: 05.25.2028



This Formal Protest Petition is signed by **Michael Dickert** and **Hadley Arnett**, who hereby certify that:
1) they are the sole owners of **1117 W 38th Street, Kansas City, MO**, with a legal description of:
HAMILTON HILL; S 137.25' OF N 152.25' OF E 18' OF LOT 1 AND S 137.25' OF; N 152.25' OF W 22'
OF LOT 2, a subdivision in Kansas City, Jackson County, Missouri, which Owners' Property lies within
an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone
Property, and 2.) they invoke the provisions of Section 88-515-09 of the Code of General Ordinances of
Kansas City, Missouri, and do hereby register protest under those provisions against the proposed
rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Michael Dickert and **Hadley Arnett** being first duly sworn, under oath, depose and state that they have
read and examined the foregoing Formal Protest Petition and their signatures are genuine.

Michael Dickert
Michael Dickert

Hadley Arnett
Hadley Arnett

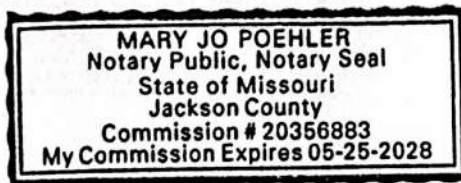
STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on June 13, 2025, by **Michael Dickert** and
Hadley Arnett, who are personally known to me to be the same persons whose signatures are subscribed
to the foregoing Formal Protest Petition and who acknowledge they executed the Formal Protest Petition
as their free act and deed.

Mary Jo Poehler
Notary Public

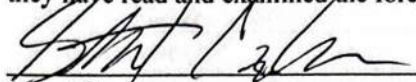
Printed Notary Name: Mary Jo Poehler

(Seal)
My Commission Expires On: 05-25-2028



This Formal Protest Petition is signed by **Stuart Carden** and **Neysa Page-Lieberman**, who hereby certify that: 1) they are the sole owners of **1115 W 38th Street, Kansas City, MO**, with a legal description of: **HAMILTON HILL E 8' OF W 30' OF S 137.25' OF N 152.25' LOT 2 AND E 28' OF W 58' OF S 177.25' OF N 192.25' LOT 2**, a subdivision in Kansas City, Jackson County, Missouri, which Owners' Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) they invoke the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and do hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

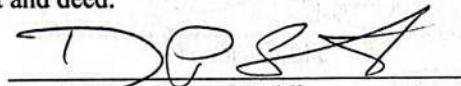
Stuart Carden and **Neysa Page-Lieberman** being first duly sworn, under oath, depose and state that they have read and examined the foregoing Formal Protest Petition and their signatures are genuine.


Stuart Carden


Neysa Page-Lieberman

STATE of MISSOURI)
COUNTY OF JACKSON)

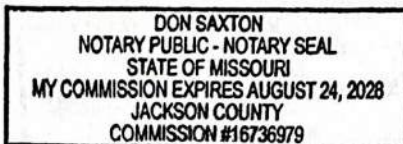
Subscribed and sworn to before me, a notary public, on June 16, 2025, by **Stuart Carden** and **Neysa Page-Lieberman**, who are personally known to me to be the same persons whose signatures are subscribed to the foregoing Formal Protest Petition and who acknowledge they executed the Formal Protest Petition as their free act and deed.


Notary Public

Printed Notary Name: Don P. Saxton

(Seal)

My Commission Expires On: 8.24.2028



This Formal Protest Petition is signed by **Dorothy McKinley**, who hereby certifies that: 1) she is the sole owner of **1107 W 38th Street, Kansas City, MO**, with a legal description of: **HAMILTON'S HILLS; W 30' OF S 177.25' OF N 192.25' OF LOT 3 AND E 6' OF S 177.25'; OF N 192.25' LOT 2**, a subdivision in Kansas City, Jackson County, Missouri, which Owner's Property lies within an area determined by lines drawn parallel to and 185 feet distance from the boundaries of the Rezone Property, and 2.) she invokes the provisions of Section 88-515-09 of the Code of General Ordinances of Kansas City, Missouri, and does hereby register protest under those provisions against the proposed rezoning from B-3-2 / R-5 to B-3-3 of the Rezone Property.

Dorothy McKinley being first duly sworn, under oath, deposes and states that she has read and examined the foregoing Formal Protest Petition and her signature is genuine.

Dorothy McKinley
Dorothy McKinley

STATE of MISSOURI)
COUNTY OF JACKSON)

Subscribed and sworn to before me, a notary public, on June 13, 2025, by **Dorothy McKinley**, who is personally known to me to be the same person whose signature is subscribed to the foregoing Formal Protest Petition and who acknowledge they executed the Formal Protest Petition as their free act and deed.

Mary Jo Poehler
Notary Public

Printed Notary Name: Mary Jo Poehler

(Seal)

My Commission Expires On: 05-25-2028

