

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

Nicholas R. Pregliasco, Esq.
Email: NRP@BARDLAW.NET
Mobile: (502) 777-8831

September 2, 2025

RE: Neighborhood meeting for a proposed Conditional Use Permit to allow a short-term rental on property located at 3100 Harrods Old Trace

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our Conditional Use Permit ("CUP") to allow a short-term rental ("STR") that is not owner occupied to be located as above.

Accordingly, we filed a CUP pre-application for review with the Office of Planning that was assigned case number **25-CUPPA-0171**. A case manager hasn't yet been assigned, but we will have that information at the neighborhood meeting. The existing 6,728 sf log cabin home sits on a little over 5 acres, with 3 bedrooms and 1.5 baths. There is ample parking on site. This property is not within 600 ft of another short-term rental. We would like to explain this CUP Pre-application to neighbors so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Tuesday, September 16, 2025** beginning at **6:00 p.m.** at **Hopewell Presbyterian Church** located at **13721 New Hopewell Road, Louisville, Kentucky**.

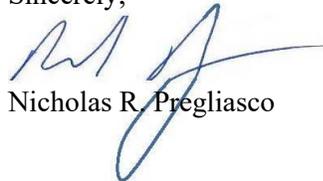
Enclosed for your review are the following:

1. Picture of **Site** and **LOJIC Site Location Sheet** showing the location of the site
2. **Detailed Summary** of the project, **Contact information**, and **Office of Planning' Online Customer Service Portal Information**
3. Office of Planning' **"After the Neighborhood Meeting"**

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

We look forward to our opportunity to visit with you.

Sincerely,



Nicholas R. Pregliasco

cc: Hon. Kevin Kramer, Councilman, District 11
Jay Lockett, Planning Supervisor with Office of Planning
Steve Bosco, applicant with Prodigy Construction Corporation, Inc.

SITE



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY

The applicant is seeking a Conditional Use Permit (“CUP”) to allow a short-term rental (“STR”) that is not owner occupied. The existing 6,728 sf log cabin home sits on a little over 5 acres, with 3 bedrooms and 1.5 baths. There is ample parking on site. This property is not within 600 ft of another short-term rental.

A CUP pre-application was filed for review with the Office of Planning that was assigned case number **25-CUPPA-0171**. We will provide the name of the case manager at the neighborhood meeting.

The property is located east of I-265, north of Taylorsville Road as shown on the attached “LOJIC” Site Location” attachment.

The present zoning is R-4 and the present form district is Neighborhood with no proposed changes thereto.

CONTACT INFORMATION

1. PRIMARY CONTACT

*Bardenwerper, Talbott & Roberts, PLLC
1000 N. Hurstbourne Pkwy., Suite 200
Louisville, KY 40223
Nicholas R. Pregliasco – (502) 777-8831
nrp@bardlaw.net*

2. APPLICANT

*Steve Bosco
sbosco@prodigy-construction.com*

3. CASE MANAGER OR SUPERVISOR

*Jay Lockett, Planning Supervisor
Office of Planning
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-5159
Jay.Lockett@louisvilleky.gov*

OFFICE OF PLANNING **ONLINE CUSTOMER SERVICE PORTAL INFORMATION**

To view details of the zone change online, use the link at:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Click on the “Search” tab

Then “Planning Applications”

Enter case number in “Record Number” box

Click on “Record Info” tab

After the Neighborhood Meeting

Why a Neighborhood Meeting

This neighborhood meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link:
<https://louisvilleky.gov/government/planning-design/notifications>
Select "Notification of Development Proposals" and "Weekly Agenda".

What Happens Next

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the "sign-in" sheet, you will receive a notice of the public hearing.

Want to Know More

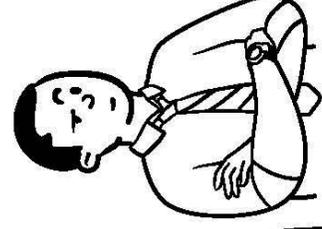
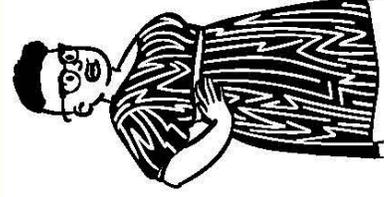
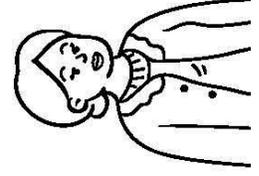
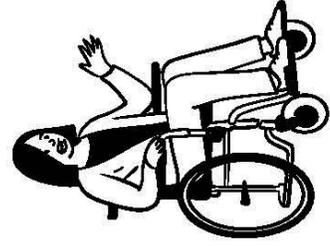
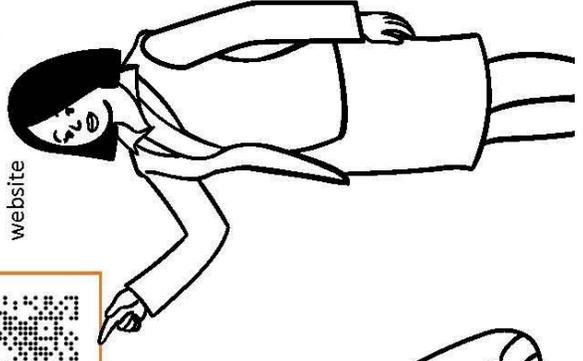
You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.
<https://louisvilleky.gov/government/planning-design/citizen-guides>

Staying Informed

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to <https://louisvilleky.gov/government/planning-design> to view meeting agendas, search case information, or to obtain Office of Planning information.



Scan QR Code with your phone for quick access to the Office of Planning website



OFFICE OF
PLANNING