

From: [S](#)
To: [Bronczyk, Christopher](#)
Subject: Bowling Alley Project
Date: Monday, February 1, 2021 11:43:56 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please do not approve a project that includes outdoor entertainment such a bar/movie screen and amplified sound in a mixed neighborhood of office space, residential, school and youth recreation areas. While we all appreciate the Tomkovitz's revitalizing the bowling alley building and perhaps adding an outdoor dining area similar to Austin's there is no need to add an "entertainment center" as well, especially in a residential area!

Thank you,
Stephen Gallion
907 Southwood

From: [Rachel Williams](#)
To: [Bronczyk, Christopher](#)
Subject: In Support of Family Fun Center
Date: Wednesday, February 3, 2021 9:16:33 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Bronczyk,

I am writing in support of building the family fun center in Incline Village. As a long time North Tahoe/Truckee resident (I moved to Incline in 1996 and graduated from Sierra Nevada College and then moved to Truckee. I have raised my children in the area and have attended several birthday parties in the existing facilities. They seem greatly underutilized and there is considerable open parking. A new fun center will increase the economic vitality for Incline Village.

I own a small business in Truckee and we are always looking for venues to have special events or private banquets. our community is growing rapidly and these improvements will provide the larger community a place to come together. Incline truly lacks the community feel that is the reason I moved to Truckee and I think a family fun center would really help draw all members of the Incline community together as well as from other communities in the North Lake/Truckee area. Please count me in on those that support this great new project.

Sincerely,
Rachel Williams
530-448-1174

From: [Michael Abel](#)
To: [Christina Hill](#)
Cc: [Bronczyk, Christopher](#)
Subject: Incline Bowl application
Date: Saturday, January 30, 2021 10:10:43 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Ourselves and our neighbors are in receipt of the **notice** of Case Number: [WSUP20-0026 Bowl Incline](#)

While we welcome what we see as a substantial new investment in our neighborhood , as neighbors have not seen a visual schematic of what is planned.

It seems that at the CAB meeting that the applicants tried to downplay the bar and entertainment area that is outside.

As this is a **mixed commercial and residential** area, we are primarily concerned about loud outside amplified music and ANY outside noise generated after 10:00PM per Washoe County noise regulations.

Naturally with the proximate school and youth recreational facilities this usage would never be permitted under current code.

But as the Tomkovitz's are making a substantial new investment in a very old property, we do not have any objection to a variance on this basis.

But, The concept of an outdoor jumbotron/move screen with the attendant **amplified sound** is something that I do not find acceptable in a mixed commercial/residential neighborhood

Similarly, an outdoor bar with **amplified sound** is also something that I find objectionable in a mixed commercial/residential area.

We encourage the approval of the application with the caveat that outdoor amplified sound either be banned or severely restricted

to levels that cannot be heard beyond the property boundaries. Also, that all outdoor sound is banned after 10:00PM.

Respectfully,

Michael and Helen Abel
900 Southwood Blvd #4
(PO Box 4656)
Incline Village, NV 89451

PS: we are also aware that the applicant is soliciting a petition to endorse their application. Again we have no objection to the improvements only to the amplified sound aspect

From: jbeckwith@frontier.com
To: [Bronczyk, Christopher](#)
Subject: Bowl Incline
Date: Tuesday, February 2, 2021 5:10:04 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Chris Bronczyk and the Washoe County Board of Adjustment,

I understand that Bowl Incline is working to renovate its facility into a proper family entertainment center. As a Tahoe local for over 20 years, and a father raising his family with 4 children here, I want to express how much our community needs such a venue, how desperately Bowl Incline needs this revitalization, and generally share my strong support.

All of my family loves the wide variety of activities the outdoors has to offer here, we spend most of our free time hiking, skiing, and generally enjoying the mountains – but when there is an occasion for a more “indoor based” activity, very little has been available here. Even before the pandemic, when it came to high-quality family activities in a nice setting, there were astonishingly few options. Now it looks like we’ll have even fewer opportunities considering the businesses which had to close this past year.

Bowl Incline is under new ownership, and that they have some excellent plans to make this facility a top-notch recreation center, incorporating indoor and outdoor activities, and creating a much-needed family fun center. The new owners are clearly very interested in improving this community and creating a space to provide safe and constructive activities for our local youth. Their mindset values contributing to and building up our community over maximizing their return on investment. Sadly this attitude is increasingly rare and should be lauded, supported, and encouraged to succeed whenever it is found.

As you review their special use permit and application for construction, please share my support to improve Bowl Incline and the entire Tahoe community! All of us who are interested, invested, in seeing the long-term development of Tahoe transform us into a truly world-class region, with positive opportunities and real community building for all, should get behind projects such as this. Please do approve their application.

Thank you,
Josh Beckwith

Dear Chris,

Bowl Incline has been a nice place for many years and has provided countless hours of fun and enjoyment for our community. I hear that the new owners want to invest in a large remodel and expansion for the good of us all in the community. Can you please help support this effort and vote to pass and approve their plans.

It has been so long since anyone has wanted to invest in our future. We should make them feel welcome and embrace a positive modernization for the community at large.

DocuSigned by:

2/2/2021

Best,



Anthony Brunello

775.391.4249

Anthonybrunello37@gmail.com

924 Wendy Ln, Unit A

Incline Village, NV 89451

From: [David Colarchik](#)
To: [Bronczyk, Christopher](#)
Subject: Bowl Incline
Date: Tuesday, February 2, 2021 1:58:36 PM

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Washoe County Board of Adjustments
C/O Washoe County
1001 E. Ninth St., Reno, NV 89512

Re: Bowl Incline Special Use Permit Hearing

Dear Board,

My name is David Colarchik and I am a resident of Incline and business owner for over 20 years and drive by the Bowling Alley multiple times every day. I am writing today to express my total support of the plans to expand and remodel Bowl Incline in Incline Village. Our community is growing and our immediate area has a very limited amount of places for family gatherings and entertainment. I've had many great times at the bowling alley with family, friends and community members. I think it's HUGE that the bowling alley is staying a bowling alley and not being bulldozed for condos.

I am excited that Bowl Incline is 1) remaining a bowling alley 2) being modernized 3) adding an outdoor entertainment center and 4) creating a private room for family gatherings and community celebrations 5) A wholesome place for the children and teen agers.

I Strongly urge you all to approve the special use permit for the expansion and support the new owners as they invest in the future of our communities.

Sincerely,

David K Colarchik
227 Pelton Lane
Incline Village, NV 89451

David Colarchik | Producing Branch Manager | Retail | NMLS # 300510
Cardinal Financial Company, Limited Partnership | NMLS 66247
264 Village Blvd Suite 2b, Incline Village, NV 89451
Phone/Fax/Text: 775.832-6522 | cardinalfinancial.com
dave@tahoelending.com

[APPLY NOW](#)

From: [ALB](#)
To: [Bronczyk, Christopher](#)
Cc: [Brad Lewis](#)
Subject: The Bowl Incline - Special Use Permit
Date: Tuesday, February 2, 2021 1:36:59 PM

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ATTENTION: Washoe County Board of Adjustments

C/O Washoe County

1001 E. Ninth St., Reno, NV 89512

Re: The Bowl Incline - Regarding their Special Use Permit Hearing

Dear Board,

My name is Laurence Lewis and I reside in Incline Village since 2016. I wanted to send you this email to share with you my total support for the Bowl Incline for them to expand and remodel it.

We are definitely seeing a major expansion here in town and limited space for gatherings and entertainment. We are excited that Bowl Incline is 1) remaining a bowling alley 2) being modernized 3) adding an outdoor entertainment center and 4) creating a private room for family gatherings and community celebrations.

Please approve the special use permit for the expansion and support the new owners as they invest in the future of our communities.

Sincerely,

Laurence Lewis

813 Colleen Ct, Incline Village, NV 89451

Laurence Lewis
CEO @ Alpine Living Boutique
CEO@ALBtahoe.com
O: 775.298.1318
C: 650.995.4277



From: [Jeremy Orenstein](#)
To: [Bronczyk, Christopher](#)
Subject: Incline Bowling Alley
Date: Tuesday, February 2, 2021 1:18:15 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good Afternoon Chris,

I'm writing to you to express my support for the proposed renovation of the Bowling Alley in Incline Village. As a young family, in North Lake Tahoe, we spent many birthday parties, rainy days and cold nights at the bowling alley. I can't tell you how many times, though, we had to travel to Reno to find more variety for our kids. I love the fact that this proposed renovation will keep local families and local dollars in the area. Not to mention, the opportunity for employment for young adults someplace besides a ski area. I would urge the county to approve this project for the following reasons:

1. Providing a healthy place for family fun.
2. Providing a local place for families to spend money.
3. Providing work for local folks.
4. Providing work for local construction workers involved in the renovation.

I appreciate your consideration.

Thank You,
Jeremy, Kristy, Quinn and Lucy Orenstein

From: [Lyn Karol](#)
To: [Bronczyk, Christopher](#)
Subject: Bowl Incline Special Use Permit Hearing
Date: Monday, February 1, 2021 11:21:09 PM

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February 1, 2021

Chris Bronczyk **Please distribute this letter to the members of the**
Washoe County Board of Adjustments
1001 N. Ninth Street, Reno, NV 89452

Re Bowl Incline Special Use Permit Hearing

Dear Board,

My name is Lyn Karol. I have been a full time resident in Incline Village since 1974. During those forty four years I have seen many improvements and many losses to the community. The aging of infrastructure and the aging of buildings is finally being off set by new infusions of capital and face lifts.

With Covid, our full time young families are increasing. The schools are seeing expansion for the first time in decades. We need to enhance and expand the options for healthy entertainment for young people as well as the senior citizens. Many of our local families have to drive to Reno to enjoy the kinds of entertainment that this new expansion project would provide locally.

It is a blessing to the community that this new business owner is enthusiastically seeking to invest a lot of money to enhance the quality of life for our local families and retired citizens.

It will be a place available in summer and winter for multi generation families to go and share fun and memories.

I have known the new owners during the years they were second home owners here. Their commitment to families and the enhancement to the community is a joy to observe. I am pleased they have moved here full time and chosen to invest in our community.

Failure to support this all win, no down side proposal with no additional taxes or cost to the community would be Bad Decision Making.

Please enthusiastically unanimously approve this Special Use Permit.

With gratitude for your time and attention,

Lyn Karol

820 Geraldine, P. O. Box 3868

Incline Village, NV 89450

From: [Sabra Wojtkowiak-Jones](#)
To: [Bronczyk, Christopher](#)
Subject: Incline Village Family Fun Center
Date: Monday, February 1, 2021 4:33:38 PM

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Good Afternoon Chris,

I am writing in support of the proposed Incline Village Family Fun Center that is up for review this week. I take my grandchildren up to the lake regularly and there is a lack of places to take and entertain the younger children. This project looks like just what the need in that area. It appears that they are wanting to build a very family oriented place that will allow parents to take their children that is safe. This community could really use the renovation in that area. It will provide a place year round for folks to go to.

A Family Fun Center is just what is needed in this area.

Thank you for your time.

Sabra Wojtkowiak

From: [Rachel Colarchik](#)
To: [Bronczyk, Christopher](#)
Subject: Bowl Incline
Date: Monday, February 1, 2021 1:41:25 PM
Attachments: [image001.png](#)

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Washoe County Board of Adjustments
C/O Washoe County
1001 E. Ninth St., Reno, NV 89512

Re: Bowl Incline Special Use Permit Hearing

Dear Board,

My name is Rachel Colarchik, and I am a resident of Incline Village, NV. I am writing to express my total support of the plans to expand and remodel Bowl Incline in Incline Village. Our community is growing, and our immediate area has a minimal amount of places for family gatherings and entertainment. We are excited that Bowl Incline is 1) remaining a bowling alley, 2) being modernized, 3) adding an outdoor entertainment center, and 4) creating a private room for family gatherings and community celebrations.

Please approve the special use permit for the expansion and support the new owners as they invest in our communities' future.

Sincerely,

Rachel

Rachel Colarchik | Transaction Coordinator
Cardinal Financial Company, Limited Partnership | NMLS 66247
264 Village Blvd, Ste 2B, Incline Village, NV 89451
Call/Text/Fax: (775) 833-7105 | www.TahoeLending.com
rcolarchik@tahoelending.com -OR- rachel.colarchik@cardinalfinancial.com

APPLY NOW



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From: [Liesel McAllister](#)
To: [Bronczyk, Christopher](#)
Subject: Incline Village Bowling Alley renovation
Date: Monday, February 1, 2021 11:10:46 AM

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Good Morning, Chris,

It has come to my attention that the Incline Village Bowling Alley is being considered for renovation into a family fun center.

It seems it has been quite a while since someone has made a substantial investment, like the proposed family fun center, in the community. With Incline Village growing rapidly, this center will provide a great opportunity for families and people of all ages to recreate informally and through leagues, in a modern facility with year-round community activities.

This facility, with a new bowling alley, arcade, billiards, diner and a private banquet room is a refreshing and much desired addition to the community of Incline Village. It promises to offer everything from fun and relaxed gathering places, both inside and outside, to a banquet room where families, organizations and companies can come together for more formal events and special occasions.

The thought of an updated family fun center is exciting and a much welcomed addition to the community of Incline Village.

I thank you for taking the time to read my email and hope to see this new facility move forward in the near future.

Regards,

--

Liesel McAllister

From: bryan@mortgageupside.com
To: [Bronczyk, Christopher](#)
Subject: Bowl Incline Special Use Permit Hearing
Date: Sunday, January 31, 2021 5:05:40 PM
Attachments: [image002.png](#)

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Hi Chris,

I've been a business owner, homeowner and full time resident of Incline Village since 1996. My wife and two sons have enjoyed and created great memories at Bowl Incline and we are thrilled at the idea of the new owners making improvements to the current building and expanding to also include an outdoor entertainment area. With the added population to down during the pandemic, it is more important than ever to expand our community gathering options. This is the perfect opportunity, with the willing and able new owners.

I knew the previous owners well and would often discussed make improvements to the existing space. Unfortunately, they didn't have the means or desire to update the business and expand offerings to the seniors and children in Incline Village. Now we have vibrant new owners with fantastic new ideas to support our residence and visitors. I ask that you please approve the special use permit to improve the future of our community.

Thank you.

Bryan



Bryan Wallpe | Mortgage Advisor | NMLS 290807
Cardinal Financial Company, Limited Partnership | NMLS 66247
264 Village Blvd, Ste 2B, Incline Village, NV 89451
Phone/Fax: 775.833.7111 | Mobile: 775.690.9900 | MortgageUpside.com
bryan@MortgageUpside.com -OR- bryan.wallpe@cardinalfinancial.com

APPLY NOW



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From: [Danielle Erikson](#)
To: [Bronczyk, Christopher](#)
Subject: Bowl Incline Special Use Permit Hearing LETTER IN SUPPORT
Date: Tuesday, January 26, 2021 7:11:47 PM

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Hi Chris,
Please see the below letter regarding the upcoming hearing on the Bowl Incline Special Use Permit.
Thank you very much!
~Danielle

1/25/21

Washoe County Board of Adjustments
C/O Washoe County
1001 E. Ninth St., Reno, NV 89512

Re: Bowl Incline Special Use Permit Hearing

Dear Board,

My name is Danielle Erikson and I have been a resident of Incline Village for 13 years. I live here full time with my husband and two elementary school aged children. I am writing today to express my total and utter support of the plans to expand and remodel Bowl Incline in Incline Village. Our community is growing and our immediate area has a very limited amount of places for family gatherings and entertainment. Currently, our local families have to drive over 45 minutes to Reno to seek out fun and unique activities and entertainment to do as a family once we've exhausted the outdoor lake recreation in Tahoe....and living here for 13 years means that we, unfortunately, do it all too often with our kids! The new changes to the bowling alley are just what we need...not only for extra indoor winter entertainment, but for the rest of the year too! We are excited that Bowl Incline is 1) remaining a bowling alley 2) being modernized 3) adding an outdoor entertainment center and 4) creating a private room for family gatherings and community celebrations. This is LONG overdue and I know many families that are thrilled with the new owners and their plans!

Please approve the special use permit for the expansion and support the new owners as they invest in the future of our communities.

Sincerely,
Danielle Erikson

From: [Katy Lee](#)
To: [Bronczyk, Christopher](#)
Subject: Bowl Incline Special Use Permit Hearing
Date: Tuesday, January 26, 2021 6:40:15 PM

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1/26/21

Washoe County Board of Adjustments

C/O Washoe County

1001 E. Ninth St., Reno, NV 89512

Dear Chris and Board,

My name is Katy Lee and I am a resident of Incline Village. I am writing today to express my total support of the plans to expand and remodel Bowl Incline in Incline Village. Our community is growing and our immediate area has a very limited amount of places for family gatherings and entertainment. We are excited that Bowl Incline is 1) remaining a bowling alley 2) being modernized 3) adding an outdoor entertainment center and 4) creating a private room for family gatherings and community celebrations.

Please approve the special use permit for the expansion and support the new owners as they invest in the future of our communities.

Sincerely,

Katy Lee

katy@klestatesales.com

198 Country Club Drive, #8

Incline Village, NV 89451

From: [Crystal Shuey](#)
To: [Bronczyk, Christopher](#)
Subject: Bowl Incline
Date: Wednesday, February 3, 2021 9:57:35 AM

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2/3/21

Washoe County Board of Adjustments
C/O Washoe County
1001 E. Ninth St., Reno, NV 89512

Re: Bowl Incline Special Use Permit Hearing

Dear Board,

My name is Crystal Shuey and I am a resident of Incline Village and have been for 40 years; my family has been here for close to 50 years. I am writing today to express my total support of the plans to expand and remodel Bowl Incline in Incline Village. Our community is consistently growing and our immediate area has a very limited amount of places for family gatherings and entertainment, and the places we do have are quite dated and in desperate need of upgrades. We are excited that Bowl Incline is 1) remaining a bowling alley 2) being modernized 3) adding an outdoor entertainment center and 4) creating a private room for family gatherings and community celebrations; this is a much-needed space and environment in our small town. Families need a safe place to go that provides variety.

Please approve the special use permit for the expansion and support the new owners as they invest in the future of our communities.

Sincerely,

Crystal Shuey
321 Ski Way #181

February 1, 2021

Washoe County Board of Adjustments
C/O Washoe County
1001 E. Ninth St., Reno, NV 89512

Re: Bowl Incline Special Use Permit Hearing

Dear Board,

I am a resident of Incline Village with a student at Incline High School student and we love North Lake Tahoe. We have so many wonderful activities to enjoy that nature has provided, but almost none that have been built to provide fun and entertainment outside of skiing and golfing. I heard Bowl Incline was sold and that the new owners are planning a great remodel with a new outdoor fun center. We are excited that Bowl Incline is 1) remaining a bowling alley 2) being modernized 3) adding an outdoor entertainment center and 4) creating a private room for family gatherings and community celebrations.

Please support their plans and pass a positive outcome so they can invest in the future of our community and create a place that we can all share and love.

Respectfully,
Holly Beaulac
hbeaulac@gmail.com
774 Mays Blvd. #10-301
Incline Village, NV 89451