

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: <b>Bowl Incline Exit Door and AC Condensor Roof Installations.</b>			
Project Description: Construction of two 8'x12' roofs over existing exit doors and one 18'x8' roof over three AC units along the west side of the bowling alley, to prevent snow sliding off the main roof from blocking exits and impacting the HVAC system.			
Project Address: 920 Southwood Boulevard, Incline Village, Washoe County, Nevada			
Project Area (acres or square feet): Project will result in 330 SF over (3) new roofs.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Northwest corner at intersection of Incline Way and Southwood Blvd. in Incline Village, Nevada.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
132-232-08	1.180		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD21-101270, WBLD21-101804, WBLD21-102269, WBLD24-105649			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: 920 Southwood Blvd LLC		Name: Smith Design Group	
Address: 985 Fairway Blvd, #4336		Address: 120 Country Club Drive, No.17	
Incline Village, NV      Zip: 89451		Incline Village, NV      Zip: 89451	
Phone: 775.831.1900      Fax:		Phone: 775.831.7158      Fax:	
Email: stevet@bowlincline.com		Email: studio@smithdesigngroup.com	
Cell:      Other:		Cell:      Other:	
Contact Person: Steve Tomkowicz		Contact Person: Dale E. Smith, AIA	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:      Fax:		Phone:      Fax:	
Email:		Email:	
Cell:      Other:		Cell:      Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Section 110.220.55 Yard and Lot Standards. To vary the rear setback requirement of from 10' to 3'6" to allow construction of roof structures over the exit walks and AC condensers.

**You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.**

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

See attached sheet for Item 2.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

The variance request will increase pedestrian safety by providing a covered exit.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The variance request will not harm the scenic or environmental character of the neighborhood.

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

The ability to enhance life safety features for Bowl Incline patrons.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

☐ Yes ☒ No If yes, please attach a copy.

7. How is your current water provided?

Incline Village GID

8. How is your current sewer provided?

Incline Village GID

## **Variance Application Supplemental Information**

### Item 2.

Bowl Incline was originally constructed in 1966 with one of the two primary exit doors on the West side of the building.

A major renovation and remodel project was completed in July 2022. Three air conditioning condensers were located on the West side of the building as part of this project.

In April of 2025 a minor tenant improvement project was completed to facilitate an Occupancy Group change. This change required an additional exit door on the West elevation and recording a 6' access easement on the adjacent parcel (APN 132-232-09). The easement formalized use of the adjacent parcel to continue the exit route to a public way. The adjacent parcel is an office complex under the same ownership as Bowl Incline.

Snow can unload from the existing metal roof and obstruct the exit and inundate the AC condensers.

# REFERENCE NOTES

1. PROPERTY LINE
2. BUILDING SETBACK LINE
6. PUBLIC UTILITY EASEMENT LINE
11. CONTOUR LINE, EXISTING, INDICATED DASHED
13. TOP OF SLOPE
22. TREE, EXISTING TO REMAIN
23. BICYCLE/PEDESTRIAN PATH, EXISTING
24. EDGE OF TRAVELED WAY
26. PARKING LOT, AC PAVING
27. PARKING STRIPES
33. FLOWLINE OF SWALE
34. COMMERCIAL BUILDING
36. FENCE, EXISTING TO REMAIN
37. ADJACENT STRUCTURE, EXISTING, TO REMAIN
43. NATURAL GAS METER
46. MAIN PANEL FOR ELECTRICAL SERVICE
56. ROOF
58. STREET SIGN
70. LIGHT POLE
71. AREA DRAIN
72. ROCKERY RETAINING WALL
73. MECHANICAL EQUIPMENT
74. CONCRETE FOOTINGS
76. BOWLING PIN
79. SLOTTED DRAIN
80. INGRESS AND EGRESS EASEMENT, NO. 5531715, RECORDED ON 11 APRIL 2025
95. UNDERGROUND CULVERT
96. ELECTRICAL PULL BOX
97. OVERHEAD ELECTRICAL LINE

**SMITH**  
*architecture*  
**DESIGN**  
*planning*  
**GROUP**  
120 COUNTRY CLUB DRIVE, NO. 17  
INCLINE VILLAGE, NEVADA 89451  
TEL. 775.831.7158  
[www.smithdesigngroup.com](http://www.smithdesigngroup.com)

**PRELIMINARY**  
NOT FOR CONSTRUCTION

A TEMPORARY OCCUPANT GROUP CHANGE FOR

## BOWL INCLINE

920 SOUTHWOOD BOULEVARD  
INCLINE VILLAGE, NEVADA 89451  
WASHOE COUNTY, APN 132-232-08

REVISIONS:

DATE OF ISSUE: 08 MAY 2025

ISSUED FOR: VARIANCE

DRAWN BY: SDG

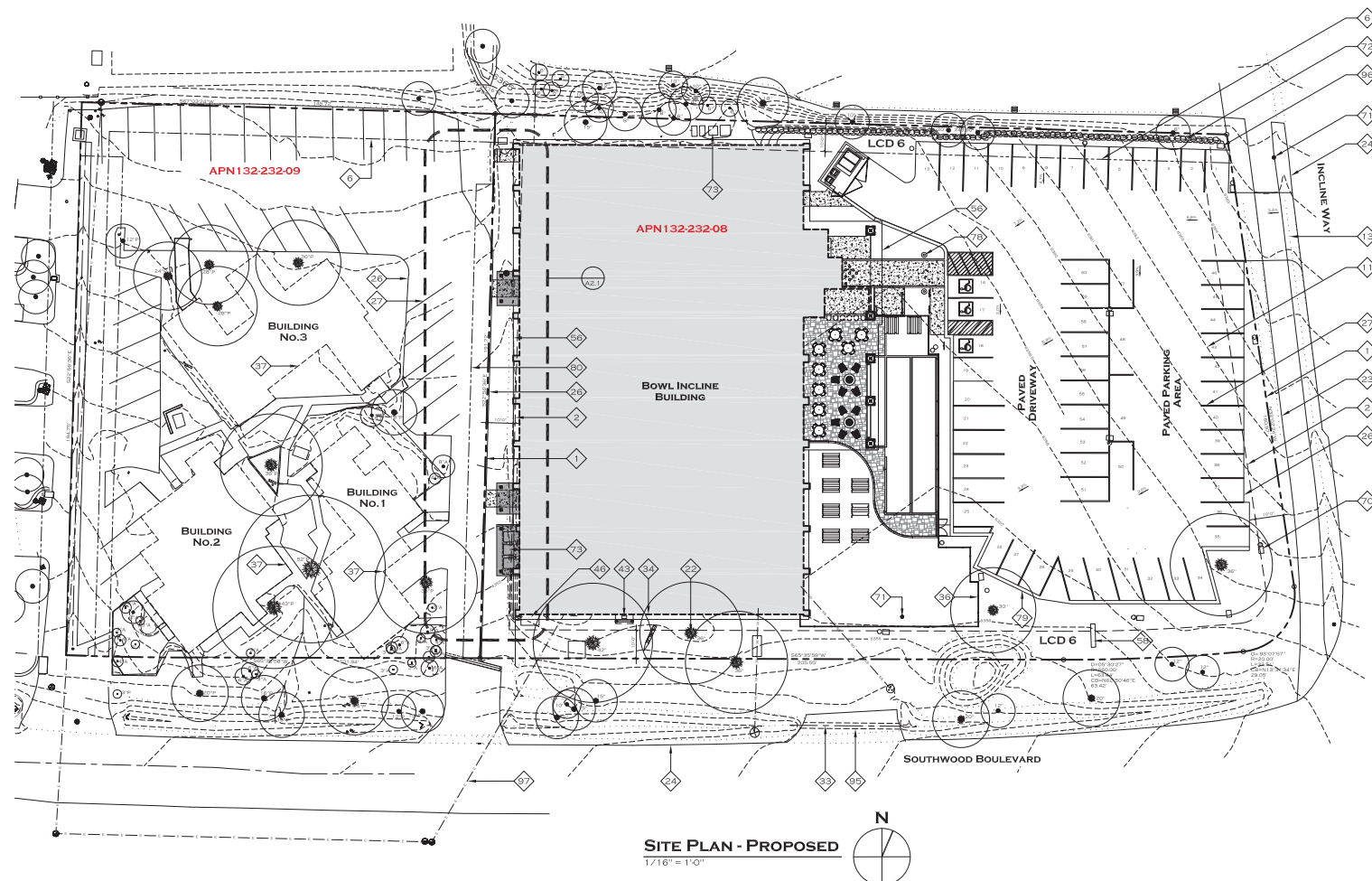
CHECKED BY:

SCALE: AS INDICATED

PROJECT NO.: 2401.00

**SHEET CONTENTS**

SITE PLAN



SHEET NUMBER

**A1.1**



**NORTH ELEVATION - EXISTING**

NO SCALE



**EAST ELEVATION - EXISTING**

NO SCALE



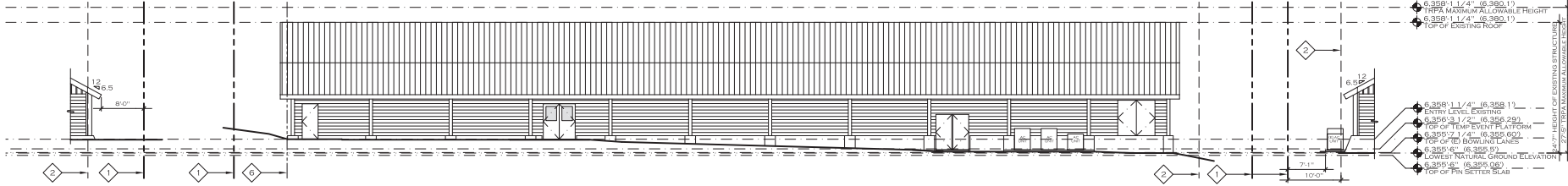
**SOUTH ELEVATION - EXISTING**

NO SCALE



**WEST ELEVATION - EXISTING**

NO SCALE



**PARTIAL NORTH ELEVATION - EXISTING**

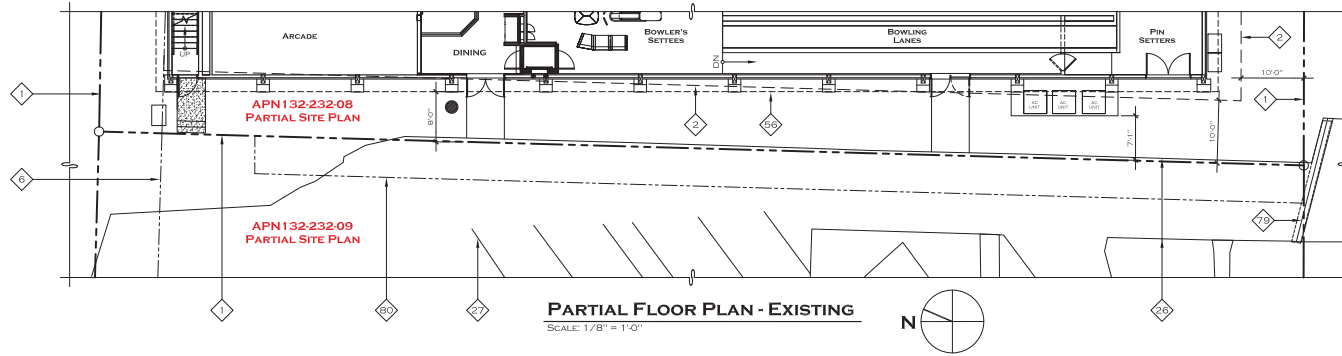
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**WEST ELEVATION - EXISTING**

SCALE: 1/8" = 1'-0"

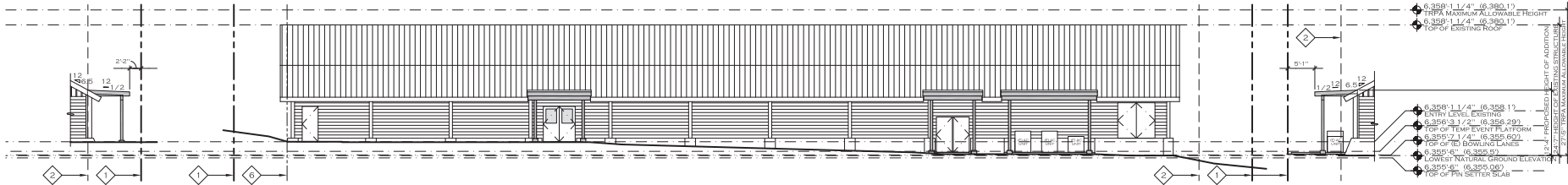
**PARTIAL SOUTH ELEVATION - EXISTING**

SCALE: 1/8" = 1'-0"



**PARTIAL FLOOR PLAN - EXISTING**

SCALE: 1/8" = 1'-0"



**PARTIAL NORTH ELEVATION - PROPOSED**

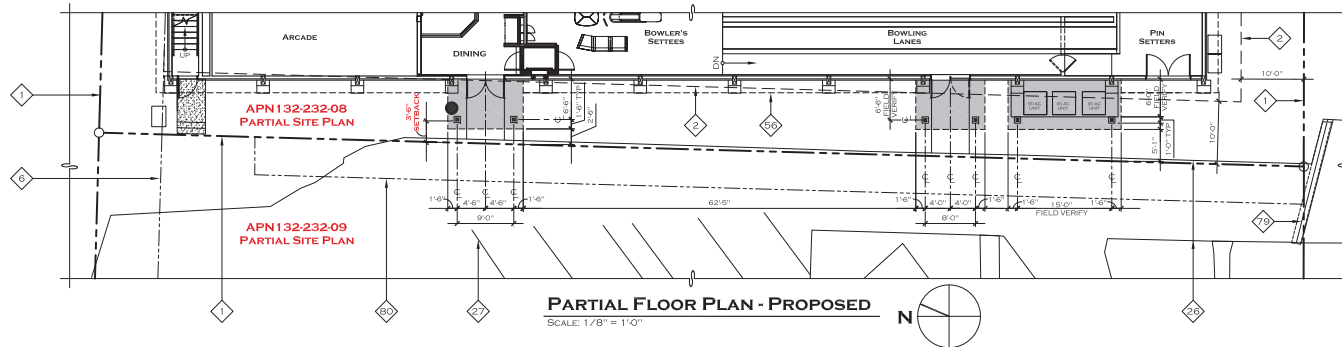
SCALE: 1/8" = 1'-0"

**WEST ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"

**PARTIAL SOUTH ELEVATION - PROPOSED**

SCALE: 1/8" = 1'-0"



**PARTIAL FLOOR PLAN - PROPOSED**

SCALE: 1/8" = 1'-0"

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6. PUBLIC UTILITY EASEMENT LINE
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DRAWN BY: RKP  
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**SHEET CONTENTS**

PARTIAL FLOOR PLANS  
AND PARTIAL EXTERIOR  
ELEVATIONS