



**Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526**

**Phone: (760) 878-0263
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E-Mail: inyoplanning@inyocounty.us**

AGENDA ITEM NO.: 6 (Action Item – Public Hearing)
PLANNING COMMISSION MEETING DATE: July 22, 2026
SUBJECT: Variance 2025-04/Greenleaf

EXECUTIVE SUMMARY

The applicant is requesting approval of a Variance to allow her existing non-conforming front yard fence and front yard hedges, located at 2716 Carol Lane in Bishop, to exceed the maximum permitted height of 3.5 feet (42 inches), pursuant to Inyo County Code Section 18.78.180. Both the fence and hedges, which are currently in place, stand approximately 6 feet tall. The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1. In addition, denial of the variance is exempt pursuant to CEQA Guidelines Section 15270.

PROJECT INFORMATION

Supervisory District: 3

Project Applicant: Susan Greenleaf

Property Owner: Susan Greenleaf

Site Address: 2716 Carol Lane

Community: Bishop, CA

A.P.N.: 011-410-19

General Plan: Residential Low Density (RL)

Zoning: R-1 Districts- One Family Residences

Size of Parcel: Approximately 18,600 Sq Ft.

Surrounding Land Use:

Location:	Use:	Zoning	General Plan Designation
Site	Single-Family Residence	One Family Residential R-1, 10,000	RL- Residential low density
North	Single-Family Residence	One Family Residential R-1, 10,000	RL- Residential low density
East	Single-Family Residence	One Family Residential R-1, 10,000	RL- Residential low density
South	Single-Family Residence	One Family Residential R-1, 10,000	RL- Residential low density
West	Single-Family Residence	One Family Residential R-1, 10,000	RL- Residential low density

Staff Recommended Action: 1.) **Deny Variance 2025-04/Greenleaf and find the project exempt under CEQA.**

Alternatives: 2.) Approve Variance 2025-04/Greenleaf and find the project is exempt under CEQA. This is not recommended as the facts and circumstances surrounding this application do not support the required variance findings.

3.) Continue the public hearing to a future date and provide specific direction to staff regarding what additional information and analysis is needed.

Project Planner: Cynthia Draper

BACKGROUND AND STAFF ANALYSIS

The applicant, Susan Greenleaf, is requesting approval of a Variance to allow the existing front yard fence and hedges to exceed the maximum permitted height of 3.5 feet, or 42 inches, as required by Inyo County zoning regulations. The fence and hedges, located at 2716 Carol Lane in Bishop, are approximately 6 feet in height.

The front yard fencing consists of a structure constructed of natural wood and sticks, with hedges planted along and interwoven with the fence line. Both the fence and the hedges individually exceed the maximum permitted height of 42 inches, with each measuring approximately 6 feet in height. The variance request therefore applies to both the fence and the hedges as separate but related features. Even if the hedges were trimmed to comply with the height requirement, the fence itself would remain noncompliant.

The applicant received a Code Violation Notice (“Notice”) identifying the front yard fence and adjacent hedges as exceeding the maximum permitted height within the required front yard setback. The Notice also referenced the fence’s construction of natural branches and sticks, along with additional conditions on the property, including vegeta-

tion and materials located near the roadway and other potential code compliance issues. This Variance request was submitted following issuance of the Notice and seeks discretionary relief only from the front yard fence and hedge height standards. The additional matters identified in the Notice are not before the Commission as part of this request.

The applicant is requesting to retain the fence and hedges at their current height for privacy purposes. The fence is constructed of natural branches and sticks and is located near the front property line. Staff's preliminary assessment indicates that while the fence and hedge height does not appear to obstruct visibility for vehicles exiting neighboring driveways, it may limit visibility for the property owner when checking for approaching pedestrians or vehicles while exiting her driveway. The applicant could relocate the fence and maintain taller hedges outside of the required 25-foot front yard setback, as permitted by right under the zoning ordinance, but has indicated she does not wish to pursue that option.

Neighborhood Context

Staff reviewed surrounding properties along Carol Lane and Irene Way to document existing neighborhood conditions related to front yard fences and hedges. Staff observed that, for the most part, properties in the surrounding area do not contain front yard fences. Staff also observed that there are some fences and hedges that appear to exceed current height standards. This review is provided solely to describe existing conditions (photos provided).

Applicant's Justification for Variance

The applicant states that the configuration of the street provides adequate visibility, that other properties have similar fences or hedges, that privacy is an important quality of life need, and that lowering the fence would create a hardship and deprive her of reasonable use of the front yard. She also feels that the fence does not create safety hazards.

Previous Variance History

No prior variances have been applied for regarding this property.

Inyo County Fence Height Requirements

Pursuant to Inyo County Code Section 18.78.180, fences, walls, and hedges located within a required front yard setback in residential zones shall not exceed a height of 3.5 feet (42 inches). This standard is intended to preserve visibility, maintain neighborhood character, and promote pedestrian and vehicular safety along public roadways.

Provision for Variances

The Inyo County Zoning Ordinance states that any variance to the terms of the Zoning Ordinance may be granted if such a variance would "not be contrary to its general intent or the public interest, where due to special conditions or exceptional characteristics of the property or its location or surroundings, a literal enforcement would result in practical difficulties or unnecessary hardships" (Section 18.81.040).

Further, the Zoning Ordinance states that the following three Findings must be affirmed in order for any variance to be granted:

1. That there are exceptional circumstances applicable to the property involved, or to the intended use, which do not generally apply to other property in the same district.
2. That the result would not be detrimental to the public welfare, or injurious to property in the vicinity.
3. That the strict application of the regulation sought to be modified would result in practical difficulties or hardships inconsistent with, and not necessary for the attainment of, the general purposes of this title.

In addition to the above Findings specified in the Inyo County Zoning Ordinance, State law (see, e.g., Government Code section 65906) dictates that variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Further, any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Finally, a variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

Accordingly, the additional four findings must be made for any variance to be granted:

4. The proposed variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
5. The proposed variance does not authorize a use or activity that is not otherwise expressly authorized by the zoning regulation governing the parcel of property.
6. The proposed variance is consistent with the General Plan
7. The requirements of the California Environmental Quality Act have been met.

Affirmative variance Findings must describe the special circumstances that act to physically differentiate the project site from its neighbors and make it unique, and thus uniquely justified for a variance; alternatively, negative findings must describe how the project's physical characteristics are not unique or exceptional and therefore do not justify a variance.

Each of the seven required Findings must be affirmed in order for a variance to be approved.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1, as it involves existing fencing and landscaping improvements associated with an existing residential use, involving negligible or no expansion of existing use. In addition, denial of the variance is exempt pursuant to CEQA Guidelines Section 15270.

NOTICING REQUIREMENTS

Planning staff routed the variance application to Building and Safety and the Road Department for review. Building and Safety expressed concern that the proposed fence height, which exceeds 42 inches, may impact visibility for traffic exiting the property and adjacent properties. The Road Department reviewed the project and indicated that it had no issues or concerns related to the request.

The Planning Commission hearing for the Variance was advertised in the Inyo Register on June 13, 2026, and notices were mailed to properties within 300 feet of the project location. Public comments have been received regarding the project and are included in the staff report packet. Any additional comments received prior to the hearing will be provided to the Planning Commission and made part of the record.

RECOMMENDATIONS

Staff has reviewed the application and determined that not all seven of the required findings can be supported at this time. Because all seven findings must be affirmed in order to approve a variance, staff does not recommend approval of the application.

FINDINGS

1. That there are exceptional circumstances applicable to the property involved, or to the intended use, which do not generally apply to other property in the same district.

Not Affirmed.

[Evidence: The subject parcel does not have any unusual or exceptional physical characteristics related to size, shape, topography, access, or street configuration that would necessitate a front yard fence and hedges to exceed the maximum permitted height. The lot is a standard residential parcel in the R-1 zone and functions in the same manner as surrounding properties. The applicant's stated need for additional privacy is a personal preference and is not based on a unique physical condition of the property. As a result, no exceptional circumstances exist that would justify a variance.]

2. That the result would not be detrimental to the public welfare, or injurious to property in the vicinity.

Not Affirmed.

[Evidence: While the existing fence and hedges do not appear to obstruct visibility for vehicles exiting nearby driveways, their height and location within the required front yard setback reduce openness and visibility along the street frontage. The front yard

height limitation is intended to preserve sight lines, neighborhood character, and pedestrian and vehicle awareness near the roadway. Allowing a six-foot fence and hedges within the front setback would undermine these purposes and therefore cannot be found to be fully consistent with the protection of public welfare.]

3. That the strict application of the regulation sought to be modified would result in practical difficulties or hardships inconsistent with, and not necessary for the attainment of, the general purposes of this title.

Not Affirmed.

[Evidence: The applicant states that lowering the fence and hedges would result in a loss of privacy. A preference for privacy, however, is not considered a hardship under the zoning ordinance unless it is tied to a unique physical condition of the property, which has not been demonstrated. The applicant also has the option to relocate the fence and hedges outside the required twenty-five-foot front setback, where taller fencing and hedges are allowed by right. Because feasible alternatives exist and no property-specific hardship has been established, strict application of the regulation does not result in an unnecessary or unreasonable hardship.]

4. That the proposed variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

Not Affirmed.

[Evidence: Staff reviewed surrounding properties and observed that, for the most part, front yard fences are not a common feature within the immediate neighborhood. Staff also observed some fences and hedges that appear to exceed current height standards. However, the presence of other fences or hedges does not establish exceptional circumstances applicable to the subject property. Allowing a six-foot fence and hedges within the required front yard setback, in the absence of unique physical circumstances, would grant the applicant a special privilege not generally available to other properties in the same zone.]

5. That the proposed variance does not authorize a use or activity that is not otherwise expressly authorized by the zoning regulation governing the parcel of property.

Affirmed.

[Evidence: Residential fences and hedges are a permitted use in the R-1 zone. The variance request relates only to fence and hedge height and location and does not involve a use or activity that is otherwise prohibited by the zoning ordinance.]

6. That the proposed variance is consistent with the General Plan.

Not Affirmed.

[Evidence: The property is designated Rural Low Density (RL) in the General Plan, which supports low-density residential development and emphasizes neighborhood character, safety, and orderly development. The request to retain a six-foot fence and hedges

within the required front yard setback without affirmation of exceptional circumstances is inconsistent with zoning standards that implement these General Plan objectives, including maintaining open visibility and a consistent residential streetscape. Because the request conflicts with the development standards that implement the RL designation, consistency with the General Plan cannot be clearly established.]

7. That the requirements of the California Environmental Quality Act have been met.

Affirmed.

[Evidence: The project involves the continued use of an existing residential fence and hedges and qualifies as existing improvements associated with an existing residential use involving negligible or no expansion of existing use. The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1. In addition, denial of the variance is exempt pursuant to CEQA Guidelines Section 15270.]

CONDITIONS OF APPROVAL

1.) Hold Harmless: the applicant, landowner, and/or operator shall defend, indemnify and hold harmless Inyo County, its agents, officers and employees from any claim, action, or proceeding against the County, its advisory agencies, appeal boards, or its legislative body concerning Variance #2025-04/ Greenleaf or applicant's failure to comply with conditions of approval.

2.) If approved for Variance #2025-04/Greenleaf, the applicant/developer shall conform to all applicable provisions of Inyo County Code including the Building and Safety Code and the Health and Safety Code.

Attachments:

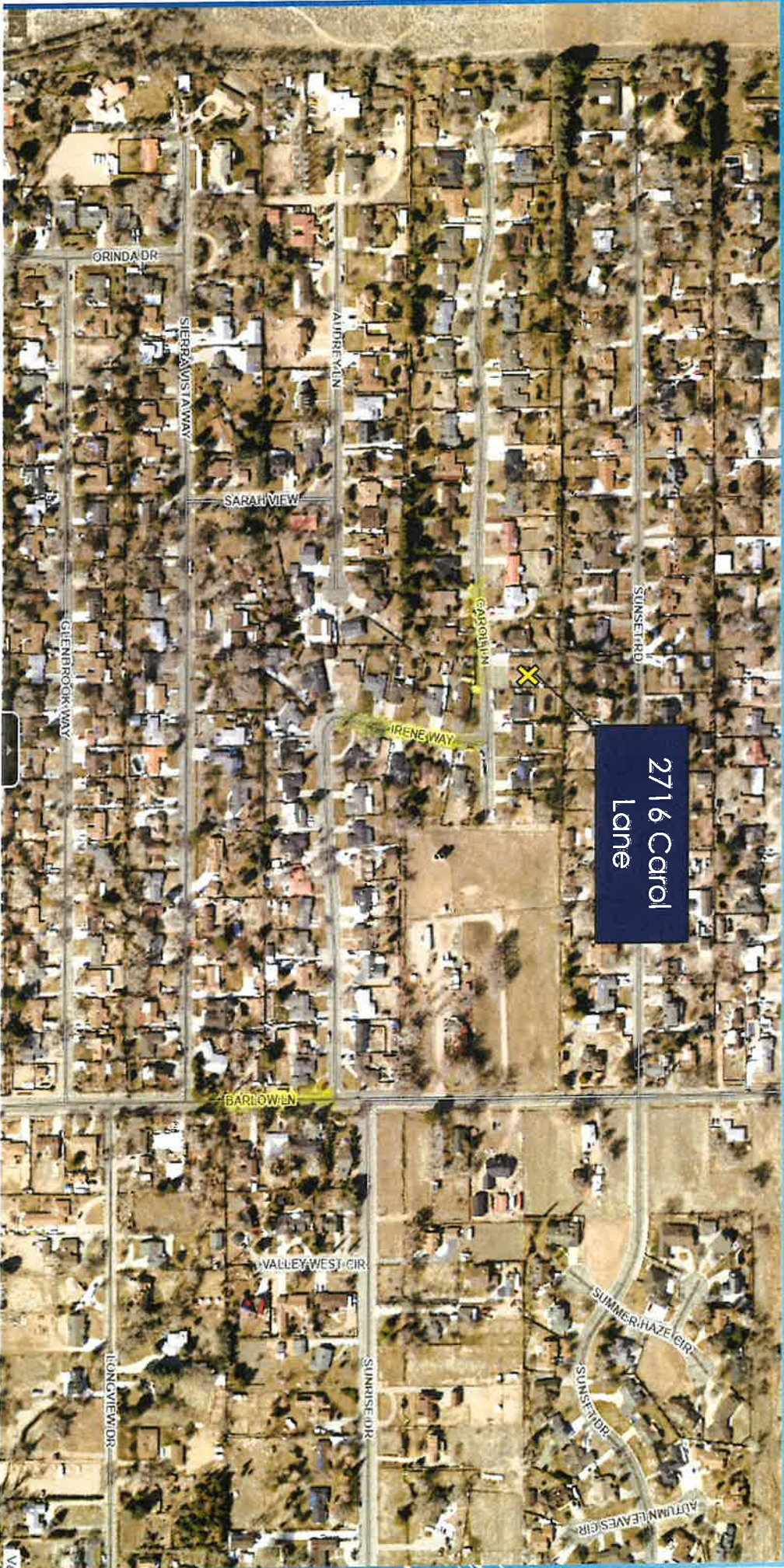
Vicinity Map

Project Photos

Code Violation Letter

Public comments

VICINITY MAP



2716 Carol
Lane

PROJECT PHOTOS



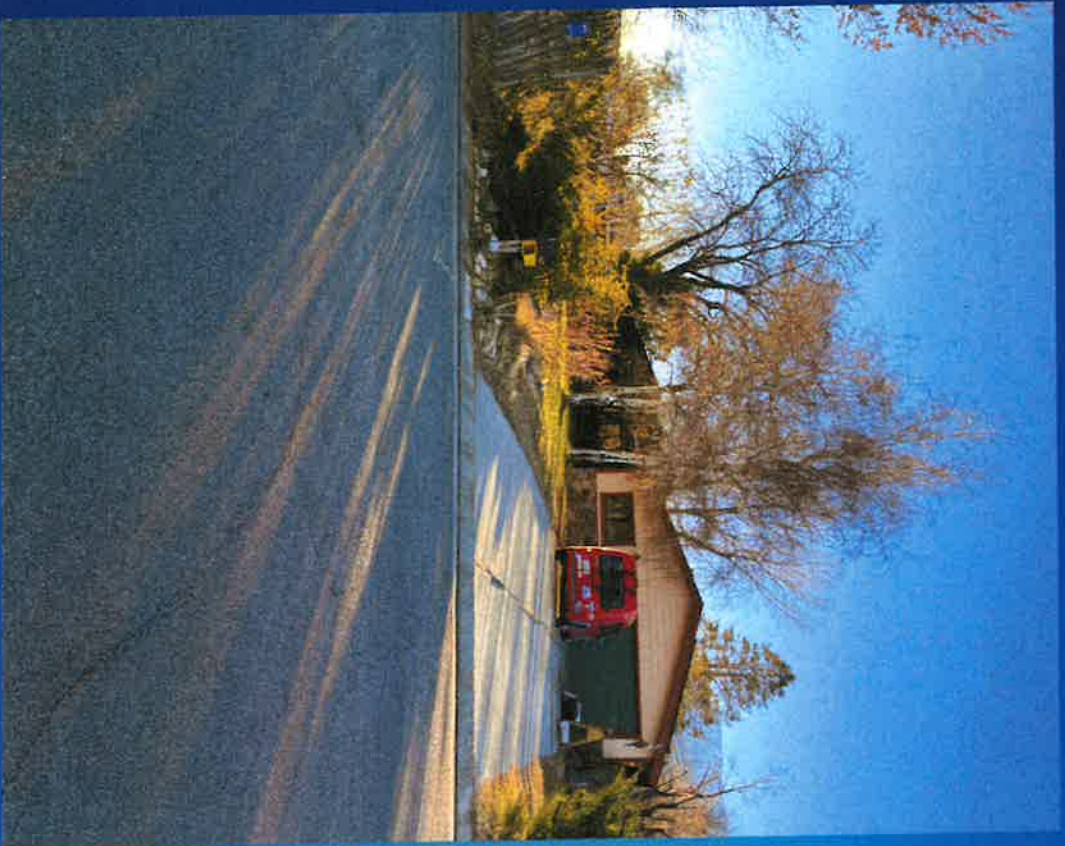






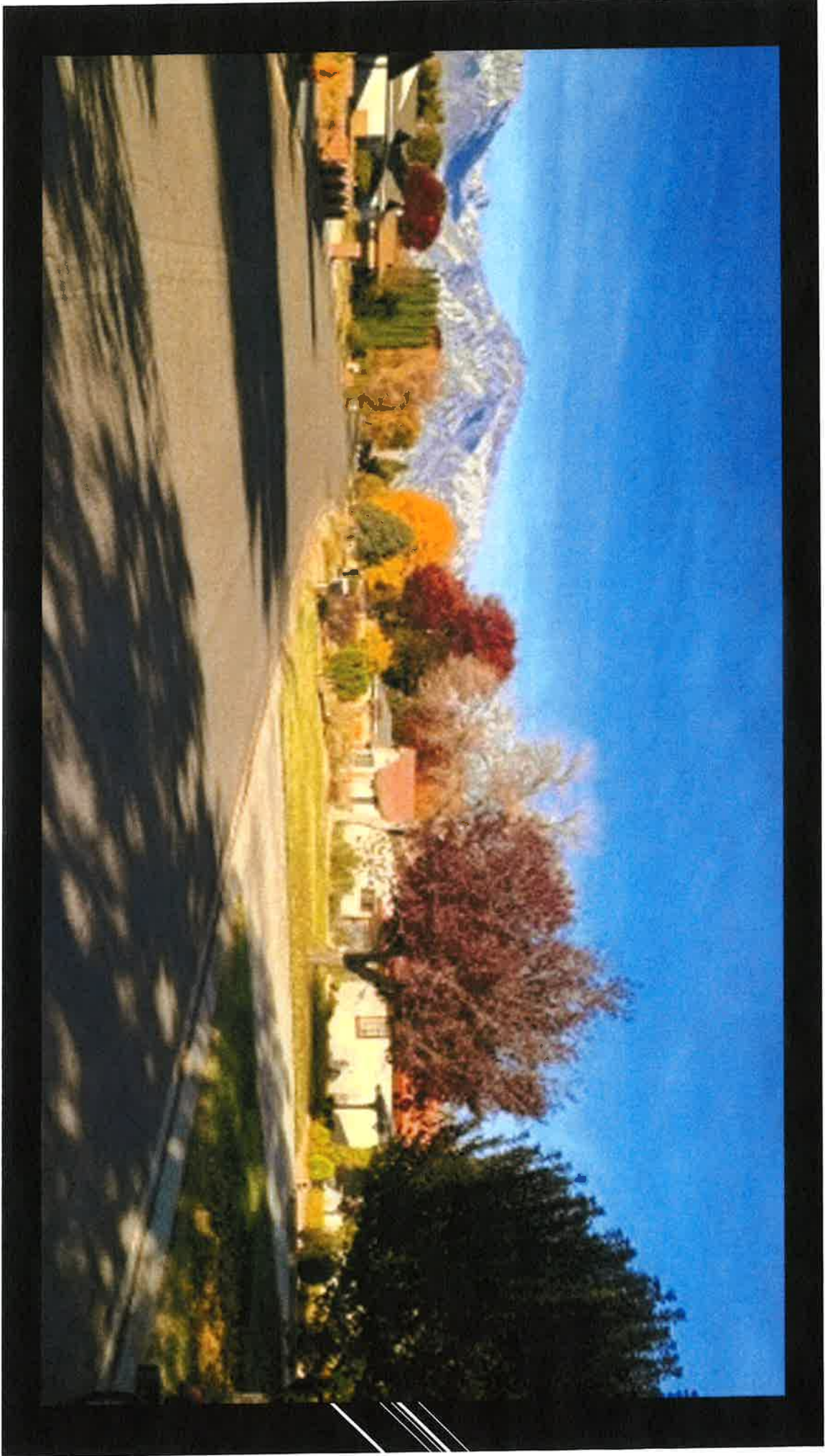


Applicant's hedge
next to driveway



NEIGHBORHOOD CONTEXT











Planning Department

Code Compliance Division

760.878.0468

PO Drawer L

Independence, California 93526

760.878.0468

Notice of Code Violation
Inyo County Code section 22.12.040

You are receiving this notice because a property that you own or occupy contains code violation(s). A code violation can stem from any problem present on a property that constitutes a violation of the Inyo County Code or state or federal law. Code violations often arise from public nuisances. Per California Civil Code section 3480, a public nuisance is any problem present on your property that negatively impacts surrounding properties or the community as a whole. Common examples of public nuisances include things like building code violations that put your neighbors in danger, properties with excessive trash or debris, or properties that have constant loud noises or bad smells coming from them. **Please consult the second page of this letter for information about the specific code violation on your property.**

In Inyo County, the code enforcement process works as follows:

1. The first notice you receive is an Opportunity to Correct. This is a warning letter, and no action will be taken against you if you correct the problems identified within 14 days.
2. If you do not comply with the Opportunity to Correct in 14 days, you will receive a Notice of Violation. You have 14 days to comply with the Notice of Violation by correcting the problems identified in the letter.
3. If you do not comply with the Notice of Violation, you will receive an Order of Abatement and Imposition of Administrative Penalties. You have 14 days to comply with the Order of Abatement and Imposition of Administrative Penalties by correcting the problems identified in the letter.
4. If you do not comply with or file a timely appeal of the Order of Abatement and Imposition of Administrative Penalties, **you will automatically be assessed financial penalties and Inyo County may go to court to seek permission to enter your property and remedy the problems identified in the letter.** You will be billed for whatever cost the County incurs to remedy the problem. If you do not pay this bill, the costs of abatement may be placed on your property tax bill as a special assessment. Please consult Inyo County Code section 22.12.040 for information on how to appeal and the amount of financial penalties.

Code Violation Information Sheet

Abatement Process Details

Type of Notice	Opportunity to Correct
Date of Mailing	10/22/2024 Emailed
Required Correction Date	11/06/2024
Financial Penalties Accrued	

Property Information

Property Address	2716 Carol Lane Bishop CA 93514
APN	011-410-19
Supervisory District	District 3
Owner's Name	Susan Greenleaf
Occupant's Name	Multiple occupants

Code Violation Summary

Statutory Reference	Summary of Problems Present on Property
Inyo County Code section 22.08.020	<p>On October 21, 2024, Code Compliance Officer Tehauna Tiffany had a conversation with Susan about several issues concerning the property. The fence and hedge exceed the allowed height of 42 inches and are encroaching onto the roadway and neighboring properties. There is significant overgrowth of vegetation and piles of debris. Additionally, multiple Caltrans metal road signs along with other items propped up against the dilapidated fence. During our discussion, I also inquired about short-term renting, to which Susan clarified that her housemate is a long-term resident.</p> <p>The current conditions pose a threat to health and safety and are considered a public nuisance, as defined in Inyo County Code Section 22.08.020.</p>
Inyo County Code section 18.78.160	<p>In the front yard, there is a makeshift fence constructed from sticks and wooden branches that exceeds 42 inches in height. Additionally, there are multiple hedges and overgrown vegetation present in the area.</p> <p>Fences, walls and hedges—Generally. Fence, walls and hedges as regulated in this chapter may occupy any yard area. Except as otherwise provided, no fence, wall or hedge shall have a height in excess of six feet. No fence, wall or hedge in a required front yard, in the required street side yard of a corner lot, or in that part of the</p>

	<p>rear yard of a corner lot which abuts the required front yard of a key lot, shall have a height in excess of three and one-half feet. The term "wall" as used in this section shall not be deemed to apply to the wall of a building or to the supporting portion of a retaining wall.</p> <p>Under California's Building Code, you must obtain a permit before building a fence that will be over 6 feet tall unless the top 2 feet of the fence will be barbed wire. For a front yard fence, the maximum height is 42 inches.</p>
<p>Inyo County Code section 7.36.030 7.36.040 14.08.140 12.20.030</p>	<p>The overgrowth of vegetation and piles of debris, along with encroaching vegetation on neighboring properties, pose a fire hazard.</p> <p>This is a violation of Inyo County Code section 7.36.030, which states that it is your responsibility to keep and maintain your property in a way that it is free of fire hazards. You must remove said fire hazards from your property as soon as possible per Inyo County Code section 7.36.040.</p> <p>14.08.140 Defensible space and fire hazard reduction.</p> <p><u>A.</u> All of the unincorporated areas of Inyo County are hereby designated as a Wildland-Urban Interface Fire Area. All construction must comply with all chapters of the most recent version of the California Building Code applicable to Wildland-Urban Interface Fire Areas. Properties shall be maintained in accordance with the defensible space requirements contained in <u>Government Code</u> Section 51182 (unless exempted by Government Code Section 51183 or 51184) and <u>Public Resources Code</u> Section 4291, as applicable. <u>B.</u> The existence or maintenance of any of the following conditions is prohibited: <u>1.</u> Tree branches within ten feet of a chimney outlet or stovepipe outlet; <u>2.</u> Dead or dying tree branches adjacent to or overhanging a building; <u>3.</u> Leaves, needles, or other dead vegetative growth on the roof of any structure; <u>4.</u> Flammable vegetation or other combustible growth within thirty feet of an occupied dwelling or structure which prevents the creation of a firebreak; <u>5.</u> Brush, flammable vegetation, or combustible vegetation located between thirty and one hundred feet of an occupied dwelling or structure which prevents the creation of a reduced fuel zone; or <u>6.</u> Brush or other flammable material within ten feet of a propane tank.</p>

12.20.030 Responsibility of property owner for maintenance of private property.

Property owners shall be solely responsible for the maintenance of any trees or vegetation located on private property. Trees and vegetation located on private property must be maintained in a manner that minimizes, to the greatest extent possible, any hazards or nuisances posed by trees and vegetation.

Maintenance responsibilities for trees and vegetation located on private property include, but are not limited to: A. Maintaining trees in a properly trimmed state so that their branches do not present a hazard or a nuisance to pedestrians, vehicles, or neighboring property. B. Maintaining trees in accordance with the standards set forth by the American National Standards Institute Standard for Tree Pruning (ANSI A300), as it may be amended from time to time. C. Removing or remedying trees that are dead, seriously diseased, badly out of balance, or in the process of falling. D. Trimming vegetation so that it does not impede the access of emergency responders, encroach on neighboring property, or present a fire hazard.

The problems listed in the table above are the problems that must be corrected.

Comment Letters

Cynthia Draper

From: Katie Quinlan <kquinlan16@gmail.com>
Sent: Saturday, June 6, 2026 8:18 AM
To: Cynthia Draper
Subject: Susan Greenleaf variance

[You don't often get email from kquinlan16@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms. Draper,

I am writing in regard to Susan Greenleaf's application for a variance on her fence along the front of her property. I have driven in and out of her driveway several times and had no problem with seeing traffic when I pull out into the street. She has a nice front yard; the fence gives her privacy from the street and allows her to utilize the full depth of her lot. I encourage you to grant her a variance to the set back rule.

Thank you,
Katie Quinlan

Cynthia Draper

From: Vikki Glinskii <vikki@glinskii@gmail.com>
Sent: Friday, June 5, 2026 4:30 PM
To: Cynthia Draper
Subject: Susan Greenleaf Variance Application Comment

You don't often get email from vikki@glinskii@gmail.com. [Learn why this is important](#)

Dear Cynthia,

My name is Vikki Glinskii and I live in the same neighborhood as Susan Greenleaf.

I wanted to take the time to write that I strongly support granting the variance Susan is requesting. I walk my dog by her house nearly daily and enjoy the appealing look of the yard. I believe it positively adds to the neighborhood's character, and I really appreciate how the yard looks natural yet remains well-kept.

Please let me know if I can provide any additional information.

All my best,
Vikki Glinskii
805 Valley West Cir
Bishop, CA 93514

Victoria (Vikki) Glinskii, MPH

Cynthia Draper

From: A. Deb <ad@energyonline.com >
Sent: Friday, June 5, 2026 12:40 PM
To: Cynthia Draper
Subject: 2716 Carol Ln and Susan Greenleaf

You don't often get email from ad@energyonline.com. [Learn why this is important](#)

Dear Cynthia Draper and Planning Staff,

I'm writing about a dear friend, Susan Greenleaf, of 2716 Carol Lane, and what's become somewhat of an ordeal for her. She is a wonderful support in my life, and she has been an auntie to our children.

An anonymous person – a neighbor? – has filed a series of complaints against her and her house. All the complaints have been false, some wildly so, except that her hedge might not meet some kind of code. It's stressful for her to fend of these strange complaints, and have law and code enforcement show up at her door.

Please grant Susan a variance, so she can move on with her life. She deserves this community support against a person who, for some reason, doesn't think she belongs or has a right to plant her own garden at her house the way she wants.

That code for hedges is there for a reason. At the same time, there are many taller, bushier hedges on far busier streets in Bishop – particularly on Line Street – that block views. Many people in her neighborhood park large RVs in their driveways or on the street, which seems much more hazardous, if the issue is blocking the view. I have nothing against RVs. But I just feel that Susan is being unfairly punished, and an anonymous bully is being rewarded.

The last time I visited Susan, neighborhood boys were practicing wheelies and taking up the entire street with wide turns, not looking to see me waiting in my car. I didn't mind; I love that we live in a town where kids play outside together, especially a quiet, dead-end street like Susan's, where families should expect their kids to be able play safely.

It's hard to believe a neighbor would accuse her of dealing drugs or operating an illegal Airbnb. That's the opposite of Susan! She doesn't do drugs, smoke, or anything like that. She eats a salad every day, and she grows that salad in her garden. She paints beautiful and funny watercolors, which can be purchased around town. She raised two wonderful daughters.

She does keep a roommate, and she is doing our whole community a service by housing these professionals. Her past roommates included a teacher, a fireman, and a Caltrans engineer.

Susan has a delightful, beloved garden with native and edible plants. Of course, it isn't a manicured lawn like some in her neighborhood. However, the yard is charming and tidy. It's free of garbage, unsightly rusted cars without wheels, broken gas tanks, dead refrigerators, loose dogs, or other potentially dangerous items you commonly see in Bishop yards.

Please give Susan her variance so she can move on with her life. Thank you

Anjuli Deb

Bishop, CA

John G. Camphouse

2719 Carol Lane
Bishop, CA 93514
May 28, 2026

Cynthia Draper
Inyo County Planning Department

Re: Susan Greenleaf, 2716 Carol Lane, Bishop

Cynthia Draper,

Bill Schuck and I live at 2719 Carol Lane. Our home is directly across the street from Susan Greenleaf's home although our driveways are offset. Ms. Greenleaf has asked for a variance from the County for the coyote fence and hedge. The fence is 6' high and is set back about 15" from the curb and runs parallel to the street. We are writing to offer our support for the variance that Ms. Greenleaf is requesting.


We understand that the County's concern is that the fence impairs visibility of traffic on the street for cars leaving Ms. Greenleaf's driveway as well as for cars traveling on Carol Lane. Our street is wide and very few vehicles park on the street. I have lived at this house since 1979 which covers the entire time that Ms. Greenleaf has lived at 2716. I have not seen any situation where vehicles leaving Ms. Greenleaf's driveway have had any problem with traffic on Carol Lane.

Additionally, Mr. Schuck and I regularly back out of our driveway into the street. Neither of us has had any problem with vehicles leaving Ms. Greenleaf's driveway when we are exiting our driveway.

Thank you for considering these thoughts.

Sincerely,


John Camphouse


Bill Schuck

January 14, 2025

To: Inyo County Planning Commission
c/o Cynthia Draper, cdraper@inyocounty.us

Regarding: Susan Greenleaf
Application for Variance

Commission Members,

Thank you for the opportunity to address this issue and offer my support for Susan Greenleaf's Application for Variance. Susan Greenleaf received Notice of Code Violation referring to the height of her fence and hedge at 2716 Carol Lane, in Bishop.

County officials have suggested that the hedge and fence are a fire hazard and/or are a traffic hazard. I am a friend of Susan Greenleaf, and I'm also retired from 30 years in the Fire Service. I have some experience that may bear on this topic.

First, California presently has no fire safety codes that address fences or hedges that are more than thirty feet from a residence. What codes they do have were established in the 1960s and have rarely been found enforceable.

Second, and most relevant, is that the hedge and fence at 2716 Carol Lane does not present a traffic hazard. Carol Lane is a wide, dead end street with very little traffic. I visit the house weekly, sometimes in the dark, and have never had issues with visibility or safely entering/exiting the driveway. I drove emergency vehicles for decades, and never encountered visibility problems from fences/hedges like those at issue here.

I realize there may be reasons for the County Code to address fences and hedges that are not obvious to someone like me. But traffic or fire hazard, in this case, seem like poor arguments for disturbing a property owner's privacy. Especially given that fences and hedges higher and denser than those at 2716 Carol occur on nearly every street in Inyo County.

I hope you'll grant the Variance. Thank you for reading.

With respect and gratitude for your service,

Margy Marshall
Bishop, CA
760-412-0325

On Mon, May 11, 2026, 8:46 AM Cynthia Draper <cdraper@inyocounty.us> wrote:

Hi, thank you, but could you state who you are and sign the email. Unless you want to remain anonymous.

Thank you,

Cynthia

From: Jake Ballard <jcoredx11@gmail.com>

Sent: Saturday, May 9, 2026 3:53 PM

To: Cynthia Draper <cdraper@inyocounty.us>

Subject:

You don't often get email from jcoredx11@gmail.com. [Learn why this is important](#).

Hello, I have no had any issues while living at Susan's house with parking or backing out of parking driveway due blockage of sight due to other vehicles.

Thank you

Cynthia Draper

From: Cameron Smith <contactcameronsmith@gmail.com>
Sent: Thursday, May 7, 2026 2:17 PM
To: Cynthia Draper
Subject: Re: 2716 Carol Ln Garden.

[You don't often get email from contactcameronsmith@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi,

I hope this email finds you well.

I'm writing to give support for Susan Greenleaf of 2716 Carol Ln.

I believe the correct course of action is to allow Susan a variance so that her fence/hedges/garden may be left as-is and I will explain why:

Susan's fence/hedges/garden very well tended. Susan is a wonderful person and a thoughtful neighbor.

The real issue at hand here is that a neighbor of Susan's took issue with a couple political signs that Susan put on her property. The signs are no longer there but Susan is still being harassed by this process. It is wrong to exploit and weaponize county processes to make petty attacks on neighbors, but sadly it is not uncommon across our state.

I am an engineer and I'm aware of regulations and design concerns, and there is nothing about Susan's fence/hedges/garden that is substantially problematic from a public safety standpoint.

Susan should be allowed to make reasonable aesthetic choices about her fence/hedges/garden, which in my opinion is well kept and elevates the aesthetics of the community.

I appreciate you for considering this matter.

Cam

> On May 7, 2026, at 12:36, Cynthia Draper <cdraper@inyocounty.us> wrote:

>

> Hi,

>

JUN 26 2026

RECEIVED

June 22, 2026

To Whom it May Concern,

We are aware our next door neighbor, Susan Greenleaf has a complaint regarding landscaping. Our yard and driveway are adjacent to Susan's.

We have never had a problem entering or exiting our property.

Sincerely,
David & Yolanda
Hinson
2724 Carol Ln

Cynthia Draper

From: Kerri Lanzarotto <kerrimichelle11@gmail.com>
Sent: Saturday, June 27, 2026 12:23 PM
To: Cynthia Draper
Subject: Reference letter: Susan Greenleaf

You don't often get email from kerrimichelle11@gmail.com. [Learn why this is important](#)
To whom it may concern,

I am writing this email as a personal reference for Susan Greenleaf as a former tenant and friend of hers. In the year I lived with Susan I was very grateful for the affordable and comfortable housing she provided for me. While I lived at her residence at 2716 Carol Lane, I could not help but admire her beautiful landscaping on the property. I remember her yard as being well tended to and kept. She had a beautiful garden with many native plants and vegetables. She puts a great amount of effort and care into her outside and indoor space.

After a recent visit with Susan at her home, eight years since I lived there, the state of the homeland ceased to change. I would not consider Susans property to be cluttered or messy in terms of landscape. I learned her front bush was causing a commotion from a close by neighbor and decided I would like to address this matter from my perspective. To me this is simple. Susan's house is not located on a corner, busy intersection, or stop sign, therefore, I see no threat to a medium sized bush being on the edge of the property. In addition, since it is a friendly and quiet neighborhood that inhabits families and animals, the speed limit I would assume is from 15 to 25 mph. I see no safety concern revolving this bushes size in relation to traffic or jeopardizing safety to civilians on Carol Lane.

All in all, Susan has a beautiful property and is a respectful landlord and tenant on Carol Lane. As a local to Bishop, I truly appreciate her contributions to this community. Thank you for your time and I hope this letter was helpful.

Sincerely,

Kerri Lanzarotto

From: Cynthia Draper <cdraper@inyocounty.us>
Sent: Monday, April 27, 2026 10:43 AM
To: Adam Marcellin <amarcellin@cityofbishop.ca.gov>
Cc: Tehauna Forbes <tforbes@inyocounty.us>
Subject: RE: [External] 2716 Carol Lane

Hi Adam,

I'd like to get your input on a fence and shrubbery associated with a variance request. Ms. Greenleaf has applied for a variance to exceed the 3.5-foot fence height limit in order to maintain the fence and shrubs at their current height. The property is located at 2716 Carol lane, Bishop.

Please note that per Planning and Building & Safety, we do not regulate fence materials. However, if you have any concerns regarding traffic visibility, safety, or any other issues, I'd appreciate your feedback. I will be adding comments to my staff report for this project.

Thank you,
Cynthia

Perfect. Thank you
Cynthia

From: Adam Marcellin <amarcellin@cityofbishop.ca.gov>
Sent: Wednesday, April 29, 2026 10:08 AM
To: Cynthia Draper <cdraper@inyocounty.us>
Cc: Tehauna Forbes <tforbes@inyocounty.us>
Subject: Re: [External] 2716 Carol Lane

Good morning Cynthia,

My issues don't lie with the fence height or any traffic visibility, but more with the overall vegetation in the front of the property. The code I had reference to Tehauna is what I would like to focus on.

604.1 General.

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Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.
Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

604.2

Application.

Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. 1.

All unincorporated lands designated as a State Responsibility Area (SRA).

2. 2.

Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.

3. 3.

Land designated in a city or local agency ordinance as a wildland-urban interface (WUI) area.