

October 31,2025

**City of Menlo Park
Planning Department**

RE: Use Permit for **253 Yale road**, Menlo Park

This proposal seeks Use Permit approval for a new two story single family residence including attached one car garage and attached 800 sq. ft. ADU.

The lot is 50 feet wide by 150 feet deep, and it is non conforming due to its 50 feet width (65 feet is required in R-1-U zone). All the existing structures will be removed for construction of the new residence.

The proposed design is transitional style blending traditional and modern elements. The setbacks at the front, right, and rear exceed the current requirements.

The second floor setbacks and use of hip roofs reduce mass and creat a gradual transition in relation to adjacent homes. There will be no intrusion into daylight plane requirements. The facade of the building is mainly horizontal wood siding with stone around the garage door.

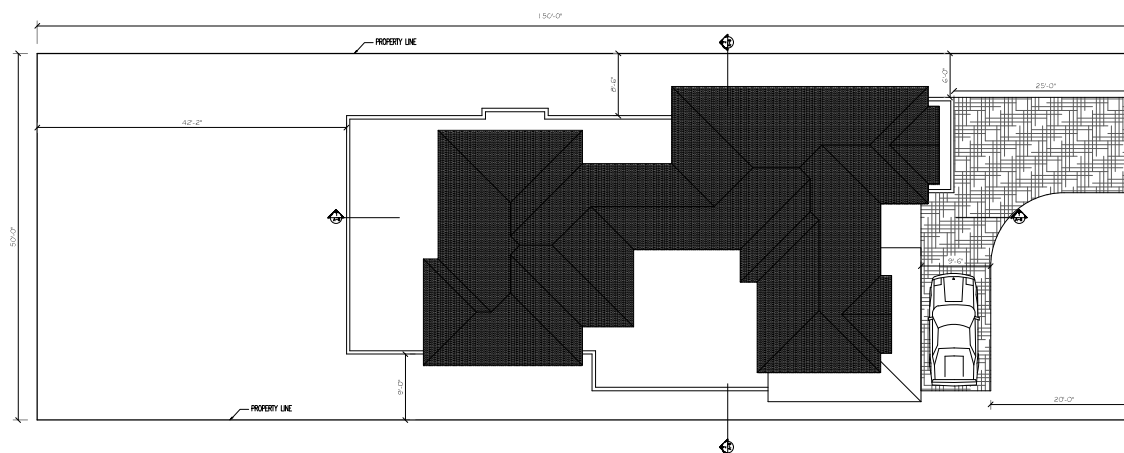
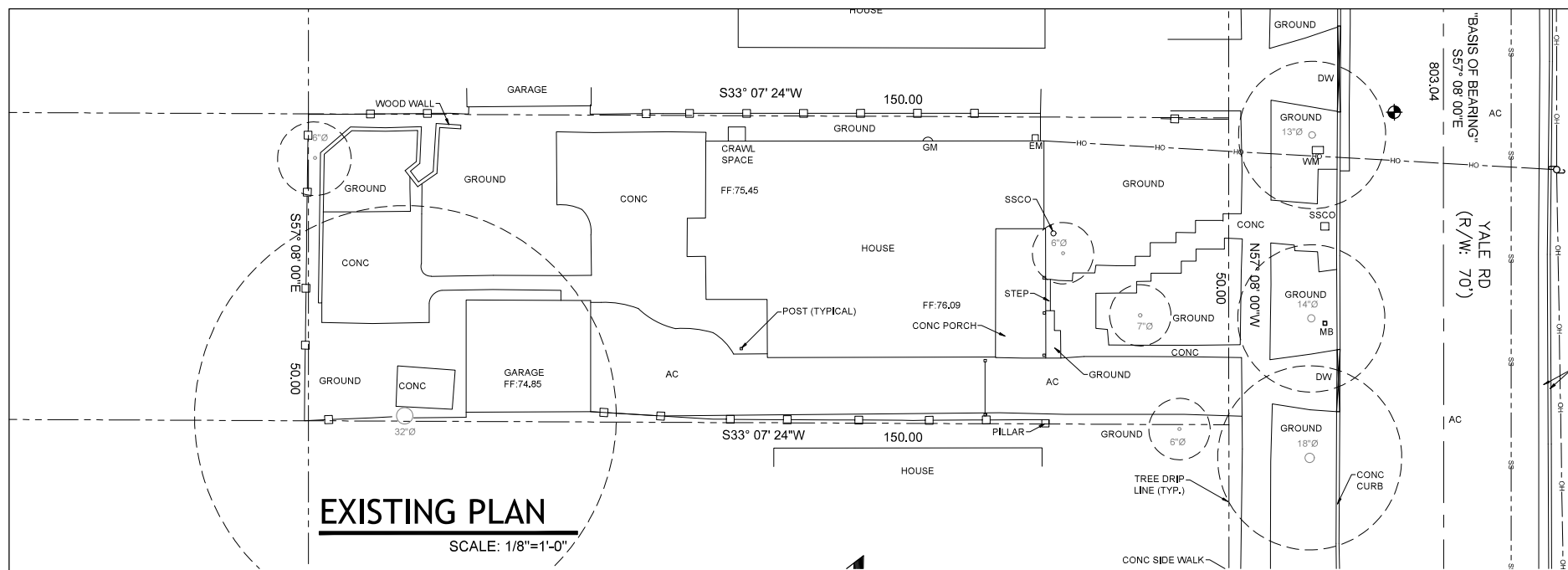
We believe that the style and proportions of this residence preserve the character of the neighborhood.

The main house has an open floor plan connecting the dining, family, and kitchen areas with 3 bedrooms and 3.5 bathrooms. The attached ADU consists of one bedroom, one full bathroom, and an open concept family room with kitchen appliances.

We have shared the proposed plans with neighbors at 240,250, and 262 Yale Road across from the property, 241 and 263 Yale Road on both sides and 250 Princeton Road in the back. We have not received any negative comments from these neighbors.

Babak Homayouni

Utopia Construction
Licence# 0151192



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