

Justification / Compatibility Statement

For the property at 2434 E Southern Ave

Hayden06

IEFAZ is a non-profit, 501(c)(3) organization with the objective to pursue cultural and religious activities in the Phoenix East Valley area. It is our intention that the youth of our organization, our children, grow up with the same religious and cultural values that the parents and other adults of the group, grew up with. Additionally, we are providing a place of worship for all members as there is not currently a facility that meets our needs. Our facility will then do so creating a new and viable alternative place of worship for our current membership and any others who may wish to join.

We are in escrow to buy the property at 2434 E. Southern Ave, Mesa to be used as a place of congregation for our community. We have a weekly worship program on Thursdays with an average attendance of 15-20 people and an additional worship program on Sunday with average attendance of 20. We have monthly events with guest speakers that can have up to 40 people in attendance. The facility will be open 6:00PM to 9:00PM on Thursdays, 12:00PM to 2:00PM on Fridays and 9:00AM to 2:00PM on Sundays. The hours for the monthly programs will vary, but in general, they will be held in the evening on Saturday or Sunday.

The subject property was built as a residence in the 1970s. It was rezoned as Office Commercial (OC) by the then owners in mid 2000s. We will add 12 parking spaces in the front of the property in order to comply with city requirements. This is depicted in the drawings submitted. Two trees will be removed in the process. At this time, we do not intend to add any additional plants as we feel that there currently is sufficient landscaping.

Because of the age of the property, and limited financial resources of our community, we intend to do minimal improvements at this time, to meet zoning codes of the City. Our plan is to demolish this building in the future (within 3-5 years) and construct a more adequate facility which better suit our needs and improve the property as well as the neighborhood.

We request the Board of Adjustment to consider our proposal favorably.

**Best Regards
Abbas Zaidi
President – IEFAZ**