



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
22nd City Council

PR22CC-512

40th Regular Session

RESOLUTION NO. SP-9425, S-2023

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO ERIC G. YAP FOR A ONE (1)-STOREY COMMERCIAL BUILDING WITH MEZZANINE (AS BUILT) LOCATED AT LOT 23-C, BLOCK S-67, SCOUT YBARDOLAZA CORNER SCOUT GANDIA STREET, BARANGAY SACRED HEART, DISTRICT IV, QUEZON CITY, PARTICULARLY GIVING EXCEPTION TO THE PARKING SLOTS REQUIREMENTS AND THE SETBACK FOR OPEN SPACE, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor IRENE R. BELMONTE

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Imee A. Rillo, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo and Julian Marcus D. Trono

WHEREAS, Eric G. Yap is applying for the issuance of a Certificate of Exception for a One (1)-Storey Commercial Building with Mezzanine (As Built), particularly for the parking slots requirements and the setback for open space located at Lot 23-C, Block S-67, Scout Ybardolaza corner Scout Gandia Street, Barangay Sacred Heart, District IV, Quezon City;

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WHEREAS, pursuant to Section 33, Article VI of Ordinance No. SP-2502, S-2016, requires the Project to provide one (1) car parking slot for every fifty (50) square meters of the office/rentable area. The Project did not provide any provision for parking making the Project not permissible;

WHEREAS, the National Building Code (PD 1096), Rule VII, specifically Table VIII thereof, requires the Project to provide: (a) one (1) car parking slot for every fifty (50) square meters; (b) a minimum of five (5)-meter setback along the road, two (2)-meter setback on the sides and a two (2)-meter setback at the rear side; and (c) five percent (5%) open space for a corner lot. Based on the plans submitted, the Project did not provide any setback nor open space;

WHEREAS, pursuant to Paragraph 2, Section 55, Article VIII of Ordinance No. SP-2502, S-2016, an Exception is required for the aforesaid Project upon authorization from the City Council which allows deviation from the provisions of the said Ordinance;

WHEREAS, the Proposed Project will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of the development in the community;

WHEREAS, the applicant has complied with all the necessary requirements prescribed by law, ordinance or administrative issuances;

WHEREAS, the applicant has submitted all the necessary and mandatory requirements in support of the Proposed Project and undertakes to comply with the provisions of existing laws, ordinances, and rules and regulations pertaining to public safety, environmental protection, and vehicular traffic.

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NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby authorize, the issuance of a Certificate of Exception to Eric G. Yap for a One (1)-Storey Commercial Building with Mezzanine (As Built) located at Lot 23-C, Block S-67, Scout Ybardolaza corner Scout Gandia Street, Barangay Sacred Heart, District IV, Quezon City, particularly giving exception to the parking slots requirements and the setback for open space, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Quezon City Comprehensive Zoning Ordinance of 2016.

ADOPTED: August 29, 2023.


BERNARD R. HERRERA
City Councilor
Acting Presiding Officer

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on August 29, 2023 and was CONFIRMED on September 4, 2023.


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

