



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
22<sup>nd</sup> City Council

PR22CC-609

51<sup>st</sup> Regular Session

RESOLUTION NO. SP- **9524** , S-2023

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO PERFECTLEE CORPORATION/ JOSEF EPHRAIM LEE FOR THE CONSTRUCTION OF A THREE (3)-STOREY COMMERCIAL BUILDING WITH LOWER GROUND FLOOR (AS BUILT) AND ITS EXTENSION BUILDING, A THREE (3)-STOREY COMMERCIAL OFFICE, LOCATED AT NO. 98 (FORMERLY LOTS 11 AND 13, BLOCK 23) AND LOT 100, ROAD 3, BARANGAY PROJECT 6, DISTRICT I, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

---

Introduced by Councilors ERIC Z. MEDINA and CANDY A. MEDINA

Co-Introduced by Councilors Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Don S. De Leon, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Imee A. Rillo, Raquel S. Malañgen, Irene R. Belmonte, 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, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Alfredo "Freddy" Roxas and Jhon Angelli "Sami" C. Neri

---

9

*[Handwritten signature]*

*[Handwritten signature]*

51<sup>st</sup> Regular Session

Res. No. SP- **9524**, S-2023  
Page -2- PR22CC-609

---

WHEREAS, Perfectlee Corporation/Josef Ephraim Lee is applying for the issuance of a Certificate of Exception for the construction of a Three (3)-Storey Commercial Building with Lower Ground Floor (As Built) and its Extension Building, a Three (3)-Storey Commercial Office, located at No. 98 (formerly Lots 11 and 13, Block 23) and Lot 100, Road 3, Barangay Project 6, District I, Quezon City pursuant to the provisions of Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

WHEREAS, the said Three (3)-Storey Commercial Building with Lower Ground has already been constructed and existing at No. 98, Road 3, and the owner thereof will be constructing an extension building, a Three (3)-Storey Commercial Office, at No. 100, also of Road 3, Barangay Project 6, Quezon City, which are adjoining properties classified as R3 Zone intended for partial commercial use only;

WHEREAS, in accordance with the provisions of Section 55, Article VIII, in relation to Sections 71 and 73, Article IX, of Ordinance No. SP-2502, S-2016, an Exception or deviation from the provisions of the Zoning Ordinance may be allowed only upon authorization by the City Council through a Resolution;

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

WHEREAS, the applicant has submitted all the necessary and mandatory requirements in support of its application for the issuance of a Certificate of Exception and undertakes to comply with the provisions of existing laws, ordinances, and rules and regulations pertaining to public safety, environmental protection, and vehicular traffic.

9

AA

51<sup>st</sup> Regular Session

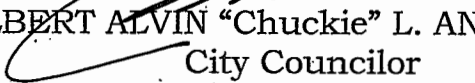
Res. No. SP- **9524** , S-2023  
Page -3- PR22CC-609

---


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 Perfectlee Corporation/Josef Ephraim Lee for the construction of a Three (3)-Storey Commercial Building with Lower Ground Floor (As Built) and its Extension Building, a Three (3)-Storey Commercial Office, located at No. 98 (formerly Lots 11 and 13, Block 23) and Lot 100, Road 3, Barangay Project 6, District I, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: December 11, 2023.

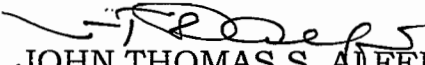
  
ALBERT ALVIN "Chuckie" L. ANTONIO III  
City Councilor  
Acting Presiding Officer

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 December 11, 2023 and was CONFIRMED under Suspended Rules on the same date.

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

