Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
23rd City Council

PR23CC-621

59th Regular Session

RESOLUTION NO. SP-10627, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF VARIANCE TO WARREN SPENCER S. TAN FOR THE CONSTRUCTION OF A PROPOSED SEVEN (7)-STOREY RESIDENTIAL/COMMERCIAL BUILDING LOCATED AT LOT 7, BLOCK 475, STO. DOMINGO STREET, BARANGAY SIENA, DISTRICT I, QUEZON CITY, ALLOWING VARIANCE FROM THE APPLICABLE FLOOR AREA RATIO, BUILDING HEIGHT, AND REAR SETBACK REQUIREMENTS UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor BERNARD R. HERRERA

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Ranulfo "Tatay Rannie" Z. Ludovica, Atty. Christoffer Allan "Tope" Liquigan, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Don S. De Leon, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Atty. Jesus Miguel Suntay, Joseph Joe Visaya, Aiko Melendez, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Ram V. Medalla, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, and Jose Maria "Mari" M. Rodriguez

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WHEREAS, Warren Spencer S. Tan, as owner/applicant, has applied for a Certificate of Variance for the construction of a Proposed Seven (7)-Storey Residential/Commercial Building located at Lot 7, Block 475, Sto. Domingo Street, Barangay Siena, District I, Quezon City, on a property classified as a Minor Commercial Zone (C-1) under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

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WHEREAS, based on the Notice of Advice/Action issued by the Zoning Administration Unit dated January 30, 2026, the proposed development does not comply with the allowable Floor Area Ratio, under which only 1,568 square meters of gross floor area is allowed, but the proposed project exceeds the same by 206.86 meters;

WHEREAS, under Rule VII (Section 707, Table VII.2) and Rule VIII (Table VIII.3) of the National Building Code (Presidential Decree No. 1096), the proposed structure exceeds the maximum allowable height of five (5) storeys or fifteen (15) meters for the zone and fails to meet the required rear setback, subject to the approval of the City Council;

WHEREAS, to comply with the applicable zoning regulations, the applicant is required to either conform with the prescribed standards or secure a Certificate of Variance through a Resolution of the City Council;

WHEREAS, the grant of a Certificate of Variance will allow the proponent to proceed with the project subject to compliance with all applicable laws, rules and regulations, including the requirements imposed by the Zoning Administration Unit, the Department of Building Official, the Bureau of Fire Protection, and other concerned agencies;

WHEREAS, in accordance with Section 18, Article V; Section 55.1, Article VIII; and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of Variance is required for the aforesaid project and may be issued only upon authorization by the City Council through a Resolution.

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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 Variance to Warren Spencer S. Tan for the construction of a Proposed Seven (7)-Storey Residential/Commercial Building located at Lot 7, Block 475, Sto. Domingo Street, Barangay Siena, District I, Quezon City, allowing variance from the applicable floor area ratio, building height, and rear setback requirements under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: August 3, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on August 3, 2026 and was CONFIRMED on August 27, 2026.

MIKEY F. BELMONTE
Acting City Vice Mayor
Presiding Officer

ATTESTED:

ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)