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

PR23CC-302

58th Regular Session

RESOLUTION NO. SP-10625, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF VARIANCE TO MARIA TERESA D. DE SILVA FOR THE CONSTRUCTION AND OPERATION OF AN AS-BUILT: FIVE (5)-STOREY COMMERCIAL BUILDING WITH BASEMENT LOCATED AT LOT 13-A, BLOCK 13, MAGINHAWA STREET CORNER MAHUSAY STREET, BARANGAY UP VILLAGE, DISTRICT IV, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor VICTOR "Vic" D. BERNARDO

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Raquel S. Malañgen, Joseph Joe Visaya, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, and Jose Maria "Mari" M. Rodriguez

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WHEREAS, Maria Teresa D. De Silva is applying for the issuance of a Certificate of Variance for the construction and operation of an As-Built: Five (5)-Storey Commercial Building with Basement located at Lot 13-A, Block 13, Maginhawa Street corner Mahusay Street, Barangay UP Village, District IV, Quezon City;

WHEREAS, pursuant to Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, a Certificate of Variance is required for the aforementioned project only upon authorization by the Quezon City Council;

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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 Sangguniang Barangay of Barangay UP Village, as well as the homeowners and residents thereat, did not interpose any objection to the proposed project;

WHEREAS, Maria Teresa D. De Silva has complied with all the necessary and mandatory requirements relative to her application.

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 Maria Teresa D. De Silva for the construction and operation of an As-Built: Five (5)-Storey Commercial Building with Basement located at Lot 13-A, Block 13, Maginhawa Street corner Mahusay Street, Barangay UP Village, District IV, Quezon City, allowing deviation from the restrictions provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: July 30, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on July 30, 2026 and was CONFIRMED on August 17, 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)

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