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

PR23CC-264

29th Regular Session

RESOLUTION NO. SP-10323, S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO SPOUSES ANA CRISTIANA TAN CHEN AND WEI QIANG CHEN FOR THE CONSTRUCTION AND OPERATION OF AS BUILT: ONE (1)-STOREY WAREHOUSE BUILDING WITH ONE (1) RESIDENTIAL UNIT, FOUR (4) RESIDENTIAL SPACES AND OFFICE SPACES, AND TWO (2)-STOREY STAFF QUARTERS LOCATED AT LOTS 15, 16, 17, AND 18, BLOCK 215, DOLLAR AND DINAR STREETS, BARANGAY NORTH FAIRVIEW, DISTRICT V, 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 Councilors KRISTINE ALEXIA MATIAS, RN and ATTY. VOLTAIRE GODOFREDO "Bong" LIBAN III

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, Mikey F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Ranulfo "Tatay Rannie" Z. Ludovica, Geleen "Dok G" Lumbad, 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, Raquel S. Malañgen, 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, Victor "Vic" D. Bernardo, Erwin Rey "Cocoy" A. Medina, and Jose Maria "Mari" M. Rodriguez

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WHEREAS, Spouses Ana Cristiana Tan Chen and Wei Qiang Chen are applying for a Certificate of Exception for the construction and operation of As Built: One (1)-Storey Warehouse Building with One (1) Residential Unit, Four (4) Residential Spaces and Office Spaces, and Two (2)-Storey Staff Quarters located at Lots 15, 16, 17, and 18, Block 215 Dollar and Dinar Streets, Barangay North Fairview, District V, Quezon City;

WHEREAS, in accordance with the provision of Section 17, Article V, Section 55, Article VIII, and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid project which will be issued only upon authorization by the City Council through a Resolution;

WHEREAS, in accordance with Table VIII.2 under Section 804, Rule VIII of the Implementing Rules and Regulations of the National Building Code of the Philippines (PD 1096), a minimum front setback of 5 meters is required along the property frontage, with side and rear setbacks of 2 meters;

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 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.

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 Spouses Ana Cristiana Tan Chen and Wei Qiang Chen for the construction and operation of As Built: One (1)-Storey Warehouse Building with One (1) Residential Unit, Four (4) Residential Spaces and Office Spaces, and Two (2)-Storey Staff Quarters located at Lots 15, 16, 17, and 18, Block 215, Dollar and Dinar Streets, Barangay North Fairview, District V, 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: December 10, 2025.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on December 10, 2025 and was CONFIRMED on January 19, 2026.

GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:

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

CARRIEDO FOUNTAIN (MWWS OFFICE)