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

PR23CC-1026

60th Regular Session

RESOLUTION NO. SP-10662, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO JOSEPH LUIGI ABCEDE HIZON, FOR THE CONSTRUCTION AND OPERATION OF AS-BUILT: TWO (2)-STOREY COMMERCIAL BUILDING LOCATED AT LOT 49, BLOCK LCH-212, LANGKA STREET CORNER CHICO STREET, BARANGAY QUIRINO 2-B, DISTRICT III, 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 BERNARD R. HERRERA

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, 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, 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, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, Jose Maria "Mari" M. Rodriguez, and Jhon Angelli "Sami" C. Neri

---

WHEREAS, Joseph Luigi Abcede Hizon, is applying for a Certificate of Exception for the As-Built: Two (2)-Storey Commercial Building located at Lot 49, Block LCH-212, Langka Street corner Chico Street, Barangay Quirino 2-B, District III, Quezon City;

THE QUEZON HERITAGE HOUSE
A PLACE OF REFUGE AND COMFOR

WHEREAS, the Sangguniang Barangay of Barangay Quirino 2-B and the residents nearby the place of business therein interposed no objection to the said business establishment;

WHEREAS, in accordance with the provision of Section 17, Article V; Section 33, Article VI; Section 55.2, Article VIII; and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, a Certificate of Exception shall be required for the aforementioned project which will be issued only upon authorization by the City Council through a Resolution;

WHEREAS, pursuant to Rule VIII, Table VIII.3 of the Revised Implementing Rules and Regulations (IRR) of the National Building Code of the Philippines (P.D. No. 1096), the project is required to maintain a minimum front setback of five (5) meters and minimum side and rear setbacks of two (2) meters, subject to the allowable provisions on abutments or firewalls. The proposed development does not fully comply with the prescribed setback requirements; hence, the same may be considered only upon approval of the City Council;

WHEREAS, the operation of the project will not adversely affect public health, safety, and welfare and is in keeping with the general pattern of development in the community, and will provide employment and promote economic development in the City;

WHEREAS, the proposed project has complied with all the necessary requirements for the issuance of a Certificate of Exception as mandated by the Quezon City Comprehensive Zoning Ordinance of 2016.

THE QUEZON HERITAGE HOUSE
A PLACE OF REFUGE AND COMFORT

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 Joseph Luigi Abcede Hizon, for the construction and operation of As-Built: Two (2)-Storey Commercial Building located at Lot 49, Block LCH-212, Langka Street corner Chico Street, Barangay Quirino 2-B, District III, 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: August 10, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on August 10, 2026 and was CONFIRMED on September 1, 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)