



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
21<sup>st</sup> City Council

PR21CC-1038

78<sup>th</sup> Regular Session

RESOLUTION NO. SP- 8694, S-2021

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION/VARIANCE TO NEMESIO C. MAGNO, JR. FOR THE CONSTRUCTION AND OPERATION OF A SIX (6) UNITS, THREE (3)-STOREY RESIDENCE WITH PENTHOUSE AND THREE (3) UNITS COMMERCIAL SPACES (AS BUILT) WHICH SHALL BE LOCATED AT LOT 34, BLOCK 4, NO. 14 PRIMERO DE MAYO STREET, BARANGAY SAN ISIDRO-GALAS, DISTRICT IV, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016.

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*Introduced by Councilor VICTOR V. FERRER, JR.*

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WHEREAS, Nemesio C. Magno, Jr. is applying for a Certificate of Exception/Variance for the construction and operation of a six (6) units, three (3)-storey residence with penthouse and three (3) units commercial spaces (as built) which shall be located at Lot 34, Block 4, No. 14 Primero De Mayo Street, Barangay San Isidro-Galas, District IV, Quezon City;

WHEREAS, the project location is classified as High Density Residential Zone (R-3) wherein the project is permissible. However, the applicant failed to comply with some of the provisions of Quezon City Zoning Ordinance which necessitates the owner thereof to apply before the City Council for an authority for the issuance of a Certificate of Exception/Variance to be exempt from zoning restriction;

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 deviations from the provisions of Zoning Ordinance may be allowed only upon authorization by the City Council;

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;



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WHEREAS, the Sangguniang Barangay and the homeowners concerned have interposed no objection to the said project;

WHEREAS, the applicant has complied with the necessary requirements prescribed by law, ordinance and administrative issuances.

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/ Variance to Nemesio C. Magno, Jr. for the construction and operation of a six (6) units, three (3)-storey residence with penthouse and three (3) units commercial spaces (as built) which shall be located at Lot 34, Block 4, No. 14 Primero De Mayo Street, Barangay San Isidro-Galas, District IV, 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: September 20, 2021.


  
ERIC Z. MEDINA  
Minority Floor Leader  
Acting Presiding Officer

ATTESTED:

  
Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on September 20, 2021 and was CONFIRMED on September 27, 2021.

  
Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III  
