



Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
23<sup>rd</sup> City Council

PR23CC-088

41<sup>st</sup> Regular Session

RESOLUTION NO. SP- 10441, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO JOSELITO C. DIO FOR THE AS-BUILT WITH RENOVATION OF THREE (3)-STOREY COMMERCIAL BUILDING WITH ADDITIONAL TWO FLOORS (4<sup>TH</sup> AND 5<sup>TH</sup> FLOOR) AND ROOF DECK, LOCATED AT LOT 33, BLOCK N-22, ROAD 1, BARANGAY BAGONG PAG-ASA, DISTRICT I, 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**

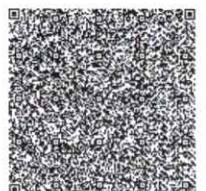
Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Atty. Christoffer Allan "Tope" Liquigan, 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, 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

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WHEREAS, Mr. Joselito C. Dio, as owner-applicant, has applied for a Certificate of Exception for the As-Built with Renovation of Three (3)-Storey Commercial Building with Additional Two Floors (4<sup>th</sup> and 5<sup>th</sup> Floor) and Roof Deck, located at Lot 33, Block N-22, Road 1, Barangay Bagong Pag-asa, District I, Quezon City, which falls under a High Density Residential Zone (R-3) as classified under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

WHEREAS, based on the Notice of Advice/Action issued by the Zoning Administration Unit dated April 29, 2025, the proposed development is not among the permitted uses in the R-3 Zone and it exceeds the allowable number of storeys, firewall height, and minimum open space requirement under the National Building Code and zoning rules;

WHEREAS, the applicant is requesting reconsideration and exemption on grounds of the building's actual use, surrounding developments, and willingness to comply with technical and documentary requirements, including neighborhood consent and minimum open space compliance;

WHEREAS, the grant of a Certificate of Exception will allow the proponent to proceed with the project subject to existing building, fire, environmental, and safety regulations;

WHEREAS, in accordance with the provisions of Section 17, Article V, Section 33, Article VI, Section 52, Article VII, Section 55.2, 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, as provided under Table VIII.3 of Section 804, Rule VIII of the Revised Implementing Rules and Regulations (IRR) of the National Building Code (PD1096), a minimum 5.0-meter front setback and 2.0-meter setback on both sides and rear are required, subject to allowable abutments or firewalls. In addition, Figure VIII.G.12 under Rule VIII of the National Building Code provides that upper floors may project only up to a maximum of 1/3 of the required setback, subject to the approval of the City Council.

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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 Exception to Joselito C. Dio for the As-Built with Renovation of Three (3)-Storey Commercial Building with Additional Two Floors (4<sup>th</sup> and 5<sup>th</sup> Floor) and Roof Deck, located at Lot 33, Block N-22, Road 1, Barangay Bagong Pag-asa, District I, 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: March 23, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on March 23, 2026 and was CONFIRMED on April 27, 2026.

  
MARIA ELEANOR "Doc Ellie" R. JUAN, O.D.  
City Councilor  
Acting Presiding Officer

ATTESTED:

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





