



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
21<sup>st</sup> City Council

PR21CC-1207

83<sup>rd</sup> Regular Session

RESOLUTION NO. SP- **8775**, S-2021

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO RICHARD C. ROQUE AND JOANNE Y. ROQUE (AS TO HEIGHT RESTRICTION, FLOOR AREA RATIO AND PARKING) FOR THE CONSTRUCTION AND OPERATION OF A SIX (6)-STOREY COMMERCIAL/ RESIDENTIAL BUILDING WITH MEZZANINE, PENTHOUSE AND BASEMENT LOCATED AT LOTS 32 AND 33, BLOCK 15, NO. 33, 6<sup>TH</sup> AVENUE, BARANGAY SOCORRO, CUBAO, DISTRICT III, 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, Richard C. Roque and Joanne Y. Roque are applying for the issuance of a Certificate of Exception (as to Height Restrictions, Floor Area Ratio and Parking) for the construction and operation of a Six (6)-Storey Commercial/Residential Building with Mezzanine, Penthouse and Basement located at Lots 32 and 33, Block 15, No. 33, 6<sup>th</sup> Avenue, Barangay Socorro, Cubao, District III, Quezon City;

WHEREAS, the location of the proposed project is classified as Major Commercial Zone (C-2) where the proposed project is permissible but failed to comply with certain provisions of the Quezon City Zoning Ordinance, thus, the need for the issuance of a Certificate of Exception as requested by the applicant;

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 all 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 to Richard C. Roque and Joanne Y. Roque (as to Height Restrictions, Floor Area Ratio and Parking) for the construction and operation of a Six (6)-Storey Commercial/Residential Building with Mezzanine, Penthouse and Basement located at Lots 32 and 33, Block 15, No. 33, 6<sup>th</sup> Avenue, Barangay Socorro, Cubao, District III, 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: December 1, 2021.


  
GIAN G. SOTTO  
City Vice Mayor  
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 December 1, 2021 and was CONFIRMED on December 06, 2021.

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

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