



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
22<sup>nd</sup> City Council

PR22CC-1122

98<sup>th</sup> Regular Session

RESOLUTION NO. SP-**9909**, S-2024

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO AGENZIA IMMOBILIARE, INC., AS REPRESENTED BY SPOUSES AURELIO R. LITONJUA III AND NICOLE D. LITONJUA, FOR THE PROPOSED 1-STOREY COMMERCIAL BUILDING WITH MEZZANINE LOCATED AT LOTS 2 AND 3, BLOCK 1, CAPITOL HILLS DRIVE, BARANGAY MATANDANG BALARA, DISTRICT III, QUEZON CITY, ALLOWING DEVIATION PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE OF 2016

*Introduced by Councilor IRENE R. BELMONTE*

*Co-Introduced by Councilors Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Mutya Castelo, Kristine Alexia R. Matias, RN, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo and Jose Maria M. Rodriguez*

WHEREAS, Agenzia Immobiliare, Inc., as represented by Spouses Aurelio R. Litonjua III and Nicole D. Litonjua, is applying for a Certificate of Exception for the Proposed 1-Storey Commercial Building with Mezzanine located at Lots 2 and 3, Block 1, Capitol Hills Drive, Barangay Matandang Balara, District III, Quezon City;

WHEREAS, pursuant to Section 55(2), Article VIII of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid Project upon authorization from 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;

WHEREAS, the applicant has complied with all the necessary requirements prescribed by law, ordinance or administrative issuances;

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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 Agenzia Immobiliare, Inc., as represented by Spouses Aurelio R. Litonjua III and Nicole D. Litonjua, for the Proposed 1-Storey Commercial Building with Mezzanine located at Lots 2 and 3, Block 1, Capitol Hills Drive, Barangay Matandang Balara, District III, Quezon City, allowing deviation provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Quezon City Comprehensive Zoning Ordinance of 2016.

ADOPTED: December 2, 2024.

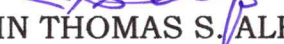
  
GIAN G. SOTTO  
City Vice Mayor  
Presiding Officer

ATTESTED:

  
ATTY. JOHN THOMAS S. ALFEROS, III  
City Government Department Head III  
(City Council Secretary)

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on December 2, 2024 and was CONFIRMED on December 9, 2024.

  
ATTY. JOHN THOMAS S. ALFEROS, III  
City Government Department Head III  
(City Council Secretary)



