



**Republic of the Philippines  
CITY COUNCIL  
City of Manila**

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REGULAR SESSION NO. 165

12<sup>TH</sup> CITY COUNCIL

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**RESOLUTION NO. 607**

**Series of 2024**

**RESOLUTION** ADOPTING THE ZONING BOARD RESOLUTION NO. 13, SERIES OF 2024, APPROVED BY THE MANILA BOARD FOR ZONING APPEALS ON 2<sup>ND</sup> DAY OF MAY 2024

PRINCIPAL AUTHORS:

**HON. MACARIO M. LACSON**  
President Pro-Tempore

and

**HON. ERNESTO C. ISIP, JR.**  
Majority Floor Leader



WHEREAS, Juvyleen O. Magpantay et. al., wrote a letter-request to the City Planning and Development Office (CPDO), seeking for variance from Ordinance No. 8119, which was subsequently referred to the Manila Board for Zoning Appeals (MBZA), for appropriate action;

WHEREAS, the proposed project is located in the **HIGH INTENSITY COMMERCIAL/MIXED-USE ZONE (C-3/MIXD)** which exceeds the prescribed maximum Percentage of Land Occupancy (PLO) and the prescribed Floor Area Ratio (FAR) as stipulated in Article V, Section 14 of City Ordinance No. 8119, as amended by City Ordinance No. 8654;

WHEREAS, the owner requested for favorable endorsement to the City Council and submitted the following documents, subject for validation, to wit:

1. Letter of Intent
2. Barangay Resolution
3. Visible Project Sign

WHEREAS, the owner also committed to submit the following requirements enumerated below not later than six (6) months upon the release of the Zoning Permit. Failure to comply within the prescribed period shall mean automatic revocation of the permit granted by MBZA and the same shall be final and **UNAPPEALABLE**;

1. Commitment of Support to Barangay DRMM Projects
2. Affidavit of Safety

WHEREAS, Resolution No. 13, Series of 2024, was passed by the Manila Board for Zoning Appeals (MBZA), with the following recommendations:

**"NOW, THEREFORE, the MBZA, by virtue of powers vested in us by law hereby RECOMMENDS APPROVAL FOR VARIANCE to the City Council of Manila, the Project Case No. ZA-395, with the Project Title PROPOSED THREE – STOREY W/DECK RESIDENCE located at 2002 MAKILING COR. MACEDA ST., SAMPALOC owned by JUVYLEEN O. MAGPANTAY ET. AL. subject to the conditions hereinafter set forth:**


- a.) The Proponent/Project Owner/Developer shall assure the implementation of disaster preparedness and risk reduction measures, during and after disasters;
- b.) The Proponent/Project Owner/Developer shall ensure that the Project's existence and operations will not adversely affect traffic condition of its vicinity;
- c.) The Project shall continuously be socially acceptable to the nearby residents by assuring that its existence and operation shall not adversely affect community heritage, public health, safety and welfare;
- d.) All pertinent documents that would manifest the compliance of the above-mentioned conditions shall be submitted to the CPDO prior to the release of the Zoning Permit with Certificate of Non-Compliance."

WHEREAS, members of this Sanggunian find no cogent reason to disapprove and/or reverse the aforesaid recommendation of the Manila Board for Zoning Appeals (MBZA): NOW, THEREFORE, be it

**RESOLVED**, by the City Council of Manila to adopt, as it hereby adopts the Zoning Board Resolution No. 13, Series of 2024, approved by the Manila Board for Zoning Appeals, dated 2<sup>ND</sup> day of May 2024.


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PRESIDED BY:

  
**MACARIO M. LACSON**  
President Pro-Tempore and  
Acting Presiding Officer  
City Council, Manila

This Resolution was adopted by the City Council of Manila at its regular session on October 3, 2024.

ATTESTED:

  
**ROMEO N. FRANCIA, MPMG**  
Local Legislative Staff Officer VI  
OIC – Office of the Assistant Secretary  
City Council

JMG/RRB:acj/jhb/cpf/jmt/avsr