



Republic of the Philippines
SANGGUNIANG PANLUNGSOD
City Government of Pasig

Ordinance No. 44
Series of 2017

AN ORDINANCE PRESCRIBING GUIDELINES AND FEES FOR THE GRANT OF VARIANCES OR SPECIAL EXCEPTIONS FROM THE ZONING ORDINANCE.

Authored By: Councilor Gregorio P. Rupisan, Jr.
Co-Authored By: Councilors Rodrigo B. Asilo, Ferdinand A. Avis, Regino S. Balderrama, Orlando R. Benito Rhichie Gerard T. Brown, Mario C. Concepcion, Jr., Rosalio D. Martires, Corazon M. Raymundo, Alejandro E. Santiago, Wilfredo F. Sityar, Victor Ma. Regis N. Sotto, and LIGA Pres. Celestino U. Chua

WHEREAS, the Sangguniang Panlungsod of Pasig passed a new Zoning Ordinance last May 25, 2015, where the whole City was re classified;

WHEREAS, there are owners of properties that are planning to build structures within their properties but are being disallowed by the City Planning Office because their properties were re-classified;

WHEREAS, the said property owners asked the Honorable City Mayor Robert C. Eusebio for exceptions from the Zoning Ordinance;

BE IT ORDAINED, by the Sangguniang Panlungsod in session duly assembled that:

Section 1. The City Mayor is hereby authorized to grant approval to variances or special exceptions from the Zoning Ordinance to property owners upon completion of the requirements.

Section 2. Requirements for the grant of approval to variances or special exceptions to the Zoning Ordinance.

- A. Write a formal request for the exception to the Zoning Ordinance address to the Honorable City Mayor submitted to the City Planning Office for evaluation and recommendation to City Council for Final approval.
- B. Upon Primary approval from the City Planning Office, the property owner shall pay to the City Treasurer the amount of Three Million Pesos (P3,000,000.00) for every Five Hundred Square Meters (500 sq. m.) or fraction thereof accordingly to the lot area to be exempted.
 - a. Lot areas with the same owners with different TCT that are adjacent to each other will be considered one lot area for the purpose of exception from the Zoning Ordinance.
 - b. Lot areas with different owners with different TCT that are adjacent to each other which are all applying for the exception to the Zoning Ordinance shall be considered as one lot area.



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D. Upon payment from the City Treasurers Office, the City Planning Office shall seek a Resolution of approval from the Sangguniang Panlungsod.

E. After passage of the Resolution from the Sangguniang Panlungsod, the City Mayor may grant the approval to variances or special exceptions to the Zoning Ordinance.

Section 3. SEPARABILITY CLAUSE – Any provisions of this Ordinance that may be declared or found to be invalid unconstitutional shall not affect the other provisions which shall remain to be in full force and effect.

Section 4. REPEALING CLAUSE – The pertinent provisions of Ordinance No. 12, Series of 2016 and all other ordinances rules and regulations or part thereof in conflict or inconsistent with the provisions of this Ordinance are hereby repealed and modified accordingly.

Section 5. This Ordinance shall take effect upon its approval.

APPROVED, this 14th day of **September 2017** at Pasig City.

VICTOR MA. REGIS N. SOTTO
Councilor

RODRIGO A. ASILO
Councilor

GREGORIO P. RUPISAN JR.
Councilor

MARIO C. CONCEPCION, JR.
Councilor

RHICHIE GERARD T. BROWN
Councilor

ORLANDO R. BENITO
Councilor

Mathewena

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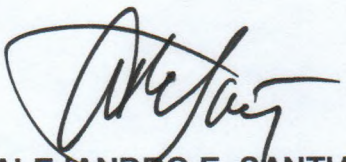


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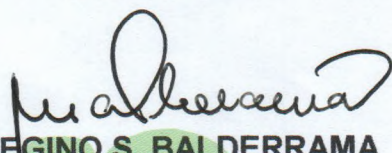
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ALEJANDRO E. SANTIAGO
Councilor

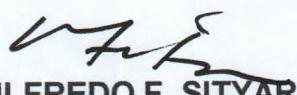
CORAZON M. RAYMUNDO
Councilor


REGINO S. BALDERRAMA
Councilor


ROSALIO D. MARTIRES
Councilor

CELESTINO U. CHUA
LIGA President


FERDINAND A. AVIS
Councilor
Minority Floor Leader


WILFREDO F. SITYAR
Councilor
Majority Floor Leader



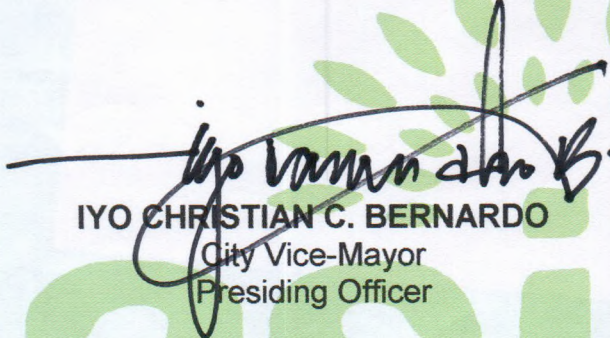
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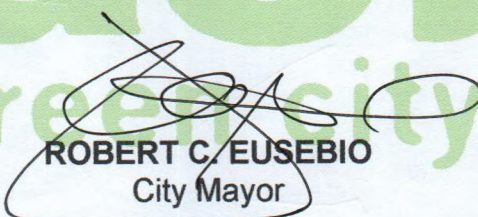
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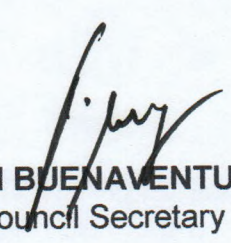
Attested by:


IYO CHRISTIAN C. BERNARDO
City Vice-Mayor
Presiding Officer

APPROVED:


ROBERT C. EUSEBIO
City Mayor

Attested by:


REYNALDO R. SAN BUENAVENTURA III
Acting City Council Secretary