

Group Chairs

Darwin R. Beauvais
Partner
(215) 575-7051
Philadelphia
dbeauvais@dilworthlaw.com

Meredith L. Ferleger
Partner
(215) 575-7052
Philadelphia
mferleger@dilworthlaw.com

Neil Sklaroff
Partner
(215) 575-7353
Philadelphia
nsklaroff@dilworthlaw.com

Related Lawyers

Darwin R. Beauvais
Meredith L. Ferleger
Neil Sklaroff
Frank V. Tedesco

While seeking land use approvals for a new development proposal, developers undoubtedly will face challenges in complying with, or obtaining approval from, government agencies. Whether obtaining approval for a new project, a major rehabilitation of existing structures, or expansion of an existing use, there are local, state and federal laws that often apply that can cause unexpected obstacles. Pursuing permits and other forms of land use approval for projects in the Delaware Valley region is a task that Dilworth Paxson has achieved immense success by leveraging its vast expertise in navigating municipal hurdles. We assist clients in navigating routine and complex issues by expertly interfacing with government agencies. We accomplish these successes by tapping into our knowledge and experience, along with availing ourselves the benefit of long standing relationships with key government decision-makers and stakeholders. Our primary goal is constantly guiding our client in managing and minimizing development risks within the bounds of applicable laws and regulations.

Because our project experience ranges from routine entitlement approvals to large, multi-phase master plan developments, we habitually act as land use counsel on transactions that involve both the entrepreneur and the institutional developer.

Our land use practice represents developers, property owners, investors, contractors, and financial institutions in a wide variety of development and construction projects including residential, commercial, alternative energy, recreation, public-private, corporate and university campuses.

Mindful that land use entitlements serve a business goal, we understand the ways in which entitlements can affect later aspects of a development, including financing and disposition. This understanding guides us to structure entitlements and the timing and financing of infrastructure investments to best meet underlying business strategies.

Representative Matters

- Zoning variances and land use approvals
- Real estate tax and assessment challenges
- Resolution of title issues
- Condominiums/Planned Communities/Subdivisions
- Preparing master deeds and disclosure documents
- Working with surveyors and engineers on subdivision plats and condominium plans
- Drafting of easements, licenses and restrictive covenants

- Negotiating Administrative Agreements with Government Agencies
- Development agreements
- Resolving environmental liabilities
- Pursuing state & local redevelopment grants and tax credits
- Drafting land use legislation to benefit projects

NEWS / EVENTS

Press Releases

- Neil Sklaroff Joins Dilworth Paxson's Zoning and Land Use and Real Estate Practice Groups
- Five Dilworth Attorneys Honored for Outstanding Legal Work in Chambers USA 2019

Articles

- Philadelphia Bar Association CLE: Community Considerations of Land-Use Law (Page 11)

E-Alerts

- Dilworth Paxson's Darwin R. Beauvais and Meredith L. Ferleger to Speak at Philadelphia Bar Association Zoning & Land Use CLE on April 19
- Dilworth Paxson's Darwin R. Beauvais and Meredith L. Ferleger to Speak at "Philadelphia Real Estate Tax Briefing 2018" CLE on August 29
- Deadline to Appeal 2019 Real Estate Tax Assessment in Philadelphia is October 1, 2018
- Dilworth Paxson's Darwin R. Beauvais Selected as a 2019 Influencer of Law by The Philadelphia Inquirer
- Dilworth Expands Land Use Practice