



## JOSHUA B. HORVITZ

### PARTNER

Philadelphia, PA

267.780.2047

[jhorvitz@atllp.com](mailto:jhorvitz@atllp.com)



Joshua Horvitz is a partner in the Financial and Real Estate Services practice group. He represents businesses and individuals in a wide variety of real estate transactions, business, tax, land use and zoning matters.

Josh has provided services in connection with numerous complex real estate transactions, including frequent representation involving the acquisition, sale, leasing and financing of commercial real estate. Josh also routinely represents private individuals and families in the purchase and sale of residential homes, condominium units and investment properties.

Josh's clients include real estate owners and developers, businesses, community organizations, condominium associations and individuals. In addition to transactional matters, Josh provides guidance to clients in connection with all other aspects of real estate ownership, including real estate tax assessment appeals, tax abatements, community association law, zoning and building permits, licensing, code violations, boundary disputes and real estate litigation matters.

A seasoned transactional attorney and litigator, Josh also regularly appears before the City of Philadelphia Zoning Board of Adjustment, the City of Philadelphia Board of Revision of Taxes and various other administrative agencies, state and federal courts.

### BACKGROUND

Prior to joining Armstrong Teasdale, Josh served as partner at a full-service law firm in Philadelphia. He also previously worked as a motion court law clerk for the Philadelphia Court of Common Pleas.

### EDUCATION

- George Washington University Law School (J.D., 2004)
  - Public Contracts Law Journal
  - Thurgood Marshall Scholar
- University of Michigan (B.A., 2001)
  - Organizational Management

### PROFESSIONAL ACTIVITIES

- Philadelphia Bar Association (Small Business Committee Co-chair, 2017-2018)

### SERVICES AND INDUSTRIES

Commercial  
Cooperative and  
Condominium Law  
Corporate  
Entrepreneurship Through  
Acquisition  
Real Estate  
Real Estate, Development,  
Construction

### ADMISSIONS

Pennsylvania  
New Jersey

- Building Industry Association of Philadelphia
- Homeowners Association of Philadelphia
- Community Associations Institute
- Philadelphia Association of Community Development Corporations
- Pennsylvania Bar Association
- Lambda Alpha International
- Urban Land Institute

## **CHARITABLE AND CIVIC INVOLVEMENT**

- Jewish Federation Real Estate Group

## **EXPERIENCE**

### **Self-Funded Acquisitions of Drive-Thru Coffee Franchises; Franchise Agreements; Real Estate**

Represented self-funded searcher in corporate formation and structuring along with the negotiation of a franchise development agreement and multiple franchise agreements for a multi-state expansion of this drive-thru coffee franchise. Ongoing representation includes acquisition of purchased and leased real estate in the Northeastern United States.

### **Zoning Variance for New Construction of 40-Unit Affordable Housing Project for Seniors in West Philadelphia**

Obtained a zoning variance on behalf of a real estate developer to allow for the erection of a 40-unit affordable housing project for low- and middle-income seniors aged 62 and older in West Philadelphia.

### **Successful Opposition to a Zoning Variance for a Proposed Multifamily Building Adjacent to a Client's Factory**

Successfully opposed a zoning variance for a 104-unit multifamily apartment building on a vacant, industrially zoned parcel in Philadelphia adjacent to a client's active industrial factory.

### **Negotiated Purchase of Commercial Condo Unit for Highly Regarded Local Restaurant Group**

Successfully negotiated the purchase of a commercial condominium unit from a large hotel operator, including drafting and obtaining approval for necessary amendments to the condominium's governing documents.

### **Secured Real Estate Tax Exemption for Buddhist Temple**

Appeared and argued before the Philadelphia Board of Revision of Taxes to successfully obtain a 100% tax exemption from real estate taxes for a Buddhist Temple, allowing it to continue to serve the local community by providing access to facilities for religious worship. Also obtained a nunc pro tunc exemption from a six-figure tax bill for prior tax years.

### **Favorable Settlement for Condo Association in Discrimination Matter**

Litigated and negotiated with the U.S. Department of Justice on behalf of a

condominium association to obtain a favorable settlement in a housing discrimination matter regarding alleged service animals.

## **THOUGHT LEADERSHIP**

July/August 2013

**Reasonable Accommodation Requests: Assistance Animals and Your Association**  
Community Assets

January 2010

**Legal Issues for Condominiums Impacted by Recession**  
The Legal Intelligencer