

Robert Careless Named To Philadelphia Business Journal's 40 Under 40 List

Monday, May 1, 2023

PHILADELPHIA, May 1, 2023 — Cozen O'Connor is pleased to announce that Robert Careless, member of the firm's Real Estate Practice, has been named to Philadelphia Business Journal's 40 Under 40 list. The list recognizes "40 remarkable individuals who are leaving an imprint on the region." Bob was selected from a pool of more than 320 nominees and will be honored at an award ceremony hosted by the journal on May 11.

Bob represents sophisticated developers, property owners, and investors in their most consequential projects and has had a leading role in Philadelphia's largest and most forward-looking developments of the post-pandemic era. His land use practice is distinguished from his peers in both scope and sophistication. While most zoning and land use counsel concentrate on a single jurisdiction, Bob practices in Philadelphia County and surrounding suburbs — a degree of geographic reach and versatility highly prized by regional and national developers. Bob also has a background in tax law, which enables him to advise on the tax implications of real estate transfers, easements, and land swaps and assist with real tax assessments and appeals.

Bob frequently provides pro bono land use and zoning support to local nonprofits in the areas of affordable housing and social services. Most recently, Bob assisted a small nonprofit operating a group-living recovery house for men with addiction challenges in South Philadelphia. The home was already functional when the nonprofit learned it was not properly zoned. A small but vocal group of neighbors tried to use the need for zoning relief as an excuse to close the facility. Bob filed the application with the Zoning Board of Adjustment (ZBA) and undertook direct community organizing and outreach. He addressed misconceptions and rallied enough support such that, in the end, the original objectors wrote a letter of support to the ZBA, which granted the variance. Bob is also active with Philadelphia VIP and works through its Tangled Title program to help low-income residents clear legal titles to their homes and assist with zoning and permitting issues.

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