



Primarily focusing his practice on real estate, civil, and commercial litigation, Sean G. Livesey is a real estate attorney at High Swartz's Montgomery County law office. His additional areas of experience include zoning and land development, municipal code enforcement, real estate sales, and leasing.

Previously, Sean was a partner in his family practice in Conshohocken, PA, where he advised Philadelphia area startup companies regarding property acquisitions, business structure, and real estate tax liability. Sean also consulted with Montgomery County businesses to analyze zoning and land development proposals.

Prior to his private practice work, he was an associate at a large Philadelphia law firm's commercial group where his practice included business litigation, real estate, zoning and land use. He represented real estate developers in Philadelphia, Montgomery County, Bucks County, and Delaware County. Sean also represented landlords in complex, large-scale landlord/tenant disputes.

As a real estate attorney, Sean has:

- Represented a real estate developer seeking zoning relief for the redevelopment of a shopping plaza in South Philadelphia against consolidated local opposition
- Defended property owners against claims by the City of Philadelphia for failure to comply with local regulations, including unauthorized use, unsafe conditions, air management requirements, etc.
- Led community group meetings throughout the Philadelphia area in presenting proposed real estate development projects on behalf of developers
- Successfully navigated community concerns over major mixed-use developments in North Philadelphia to secure zoning approval
- Guided real estate developers through zoning approval processes, including hard-fought variances
- Represented neighborhood objectors in opposing the construction of a super-convenience store in Conshohocken, PA
- Represented a business owner in opposing City approval of an adult cabaret in Philadelphia
- Defended an apartment owner against human rights violation claims
- Defended multiple high rise apartment owners against tenants' habitability claims

As an associate at a large law firm in Virginia in 2018, Sean represented the claims administrator for the NFL Concussion Settlement in negotiating agreements with health systems to incorporate professionals into a diagnosing physicians network. Within the scope of the agreements, former players could be diagnosed with such neurodegenerative diseases as CTE, dementia, ALS, and Parkinson's.

Sean earned his J.D. at the University of Richmond's T.C. Williams School of Law while also obtaining his MBA at Richmond's Robins School of Business. After graduating, he served as a Judicial Intern for the Honorable Thomas N. O'Neill, Jr., United States District Judge for the Eastern District of Pennsylvania.

Sean grew up in Montgomery County, PA and enjoys cheering on Philly sports teams with his German shepherd, Zoe, a rescue from Memphis, TN.

## Education

- University of Richmond T.C. Williams School of Law (JD), Richmond, VA Juris Doctor
- University of Richmond Robins School of Business (MBA), Richmond, VA
- University of Richmond (BA), Richmond, VA



## Areas of Practice

- Real Estate Law
- Real Estate Litigation
- Business Law
- Commercial Lease
- Business & Commercial Litigation
- Zoning and Land Development
- Code Enforcement
- Condominium Complexes
- Real Estate Financing and Deal Structuring
- Municipal & Government Law

## Bar Admissions

- Pennsylvania
- Eastern District of Pennsylvania