

Land Use/Zoning

Attorneys

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Services

Adequate Public Facility Reviews
Boundary Issues
Building Lot Termination (BLT)
Easements
Building Permits and Green Building
Compliance
Environmental Compliance
Forest Conservation
Historic Preservation
Impact Taxes and Development Fees
Land Development Permitting
Land Use
Public Utility Easements
Right of Way Issues

Linowes and Blocher LLP's Land Use/Zoning attorneys are widely recognized for possessing in-depth comprehensive understanding of the entire spectrum of land use and zoning issues, from traditional planning, zoning and building permit cases to complex development review and approval processes that require creative strategies and solutions. We counsel developers, builders, governmental entities, non-profit institutions, and other local, national and international businesses on development projects from inception through completion, whether large mixed-use developments encompassing hundreds of acres or individual residential properties. Our ability to work effectively with the public sector and local communities to develop efficient and cost effective responses has been a hallmark of our success for decades. Our ability to serve our clients stretches throughout the greater Washington, D.C. Metropolitan area to include Washington, D.C., Montgomery County, Frederick County, Anne Arundel County, Howard County, Prince George's County and Charles County, and the municipalities located therein.

Development and Regulatory Approvals

Beginning with planning and zoning and extending through the administrative land use process, we work with each client to provide thoughtful and incisive input and leadership while working with technical consultants and regulators to maximize value. These development and regulatory review processes include:

- Master (comprehensive) and Sector Plan representation
- Zoning Applications – including floating, overlay, planned unit, performance and mixed-use zones
- Variance and Special Exception (conditional use) applications
- Preliminary Plan of Subdivision and Record Plats
- Project Plans, Sketch Plans and Site Plan applications
- Forest Conservation Plans, Stormwater Management Plans and Sediment & Erosion Control Plans
- Adequate Public Facility Review –Traffic and School Capacity Studies, Management Plans, Agreements and Exactions

Continued

Special Taxing Districts
 Stormwater Management Agreements
 Traffic Mitigation and Transportation Demand Management
 Transferable Development Rights (TDR) Easements
 Variances
 Water & Sewer Category Changes
 Zoning Applications
 Zoning Opinions
 Zoning Text Amendments
 CBD Optional Method of Development Approvals
 CR Zone Mixed-Use Development Approvals
 Developer Agreements
 Due Diligence
 Easement Preparation
 Legislative Advocacy
 Master Plan Representation
 Public/Private Partnerships
 Special Exceptions, Conditional Uses
 Subdivision and Site Plan Approvals

- Affordable Housing Agreements (Moderately Priced Dwelling Unit (MPDU) - Agreements)
- Transfer Development Right (TDR) Easements, Building Lot Termination (BLT) Easements, Developer Rights and Responsibilities Agreements (DRRAs)
- Credits and Agreements related to impact fees, linkage fees and development mitigation fees
- Water and Sewer Authority Regulations
- Permit applications

Zoning and Land Use Analysis

Complementing our experience in regulatory land use law, we prepare due diligence analyses and materials for prospective buyers of individual properties, multi-parcel projects and large asset pools. We also research and prepare zoning legal opinion letters for presentation to lenders and review the zoning opinions of others on behalf of lenders.

Local and State Advocacy

Linowes and Blocher LLP attorneys are known in Maryland for building and maintaining professional relationships with the legislative and administrative leaders, decision-makers and regulatory staff of our local and state level governments who can have an impact on each client's success. Our attorneys understand the public policies and personalities that influence land use decisions and are often able to help shape those policies through advocacy on behalf of our clients. Areas where advocacy efforts have been utilized include:

- Comprehensive Planning/Master and Sector Plans
- Zoning Text and Subdivision Regulation Amendments
- Water and Sewer Plans
- Annexations and Annexation Agreements
- Growth Regulations and Staging Policies
- Legislative Advocacy

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Public/Private Partnerships

Linowes and Blocher LLP attorneys have also pioneered public/private partnerships to achieve client objectives while creating private sector solutions to public redevelopment needs. Our attorneys have worked with local and State legislators and executives to create public/private partnership opportunities for client growth and value on complex projects such as the redevelopment of Downtown Silver Spring, Downtown Bethesda and the White Flint Sector Plan. It is the experience and critical, creative thinking of our attorneys that help make these and other complex projects possible. In addition to navigating the development and regulatory approval steps outlined above, public/private partnership efforts have also included:

- Development and Special Taxing Districts
- Commercial District Management Authorities
- Development Rights and Responsibilities Agreements

Appeals and Litigation

When litigation cannot be avoided, our lawyers represent clients through the administrative and regulatory appeals process and in litigating civil matters. Our lawyers are retained to analyze and present arguments challenging the arbitrary nature of governmental action and such issues as takings, procedural and substantive due process, equal protection, statutory compliance, and uniformity in the application of laws and regulations. We also represent clients in condemnation and inverse condemnation matters.

Consulted by Government

Our reputation in land use and zoning matters has led cities and counties to call on us to assess the legal validity and practical application of proposed regulations. We have helped create and evaluate governmental strategies and legislation for comprehensive planning, growth management, adequate public facilities, transferable development rights, environmental protection, transportation policy, commercial management and special taxing districts, sustainable development, sign regulation and historic preservation.

News & Speaking Engagements

Metro to Sell Surplus Property in Prince George's County with Potential for Development
January 28, 2019

Dean Leads Presentation to Walkersville Planning Commission
January 24, 2019
The Frederick News-Post

Linowes Attorneys Panelists at Maryland State Bar Association's Biennial Land Use Institute Program
January 14, 2019

Continued

Frederick Zoning Board Members Unanimously Approve Variance For Dean's Client

December 20, 2018

The Frederick News-Post

Dean Shepherds Residential Project Through Frederick City's Strict Adequate Public Facilities' Requirements

November 24, 2018

The Frederick News-Post

ATTENTION: Redevelopment Opportunity in Downtown Bethesda

July 2018

Dlhopolsky Moderates "Building Bethesda's Identity" Panel at Bisnow's "Future of Bethesda" Event

July 26, 2018

Linowes Partner, Bruce Dean "This Is A Plan I Think We Can All Be Proud Of"

July 11, 2018

Zoning Rewrite Will Have Significant Effect on All Properties in Prince George's County ~ Public Testimony Taken May through July 2018

April 27, 2018

New Bethesda Overlay Zone Now in Effect in Downtown Bethesda

February 2018

The Gudelsky Family and Global LifeSci Development Corporation Obtain Important Approval for Viva White Oak

January 9, 2018

Frederick's Crum Farm Approved for Active Adult Community Under Guidance of Linowes and Blocher

December 8, 2017

Dean Quoted in Frederick Post Article "City of Frederick Approves Annexation Request that Would Bring Needed Industrial Land to Area"

October 20, 2017

Prince George's County Draft Zoning Ordinance Released; Public Comments Due to Planning Department by December 15, 2017

October 18, 2017

Dean Quoted in Frederick Post Article: Vote Sends Frederick Cemetery Property into Planning Stage

September 8, 2017

Dean Quoted in Frederick News Post Article on Gas House Pike Annexation

August 24, 2017

Dean Quoted in Frederick News Post Article Regarding Mt. Olivet Property

July 11, 2017

Continued

Dean Quoted in Frederick News Post's Article "Neighbors speak out against proposed development at Mount Olivet Cemetery"

May 17, 2017

Dalrymple Moderates Bisnow's Montgomery County State of the Market Panel

Join Us as Linowes and Blocher LLP Presents: Bethesda Downtown Sector Plan - Now What?

August 18, 2016

Wallace to Moderate Panel at Bisnow's Montgomery County State of the Market Seminar

January 13, 2016

Wallace Mentioned in Bethesda Magazine Article on Tower Oaks Development

November 30, 2015

Dlhopolsky Speaks on Bethesda Downtown Plan

August 17, 2015

Dlhopolsky Speaks at Campaign Persuading Marriott to "Pick the Pike" for its New Headquarters

July 22, 2015

Linowes Takes Active Role in Bethesda Downtown Sector Plan Public Hearing

June 25, 2015

Dalrymple Moderates Bisnow's Wisconsin Avenue/Rockville Pike Corridor Development Panel

April 16, 2015

Parker Moderates Panel at Bisnow's "Prince George's County" Seminar

August 27, 2014

Parker to Moderate Bisnow's "Prince George's County" Seminar

July 24, 2014

Girard Moderates "Future of Rockville" Event

May 21, 2014

Dlhopolsky Quoted in Bethesda Now

May 21, 2014

Bethesda Downtown Plan Public Session Design Workshop 3/1/14

February 27, 2014

Court Decision Allows Suburban Hospital to Proceed with Expansion

February 26, 2014

Plan for Crum Farm Approved

February 11, 2014

Frederick News Post

Continued

Dean and Graditor Gain Approval for Crum Farm

February 11, 2014

Dalrymple Quoted in Frederick News Post

January 18, 2014

Dalrymple Quoted in Frederick News Post

December 17, 2013

Frederick News Post

Montgomery County's Zoning Rewrite/Rezoning Update

November 19, 2013

Bethesda Downtown Plan Kick-Off Meeting

October 22, 2013

Dean quoted in article "Board OKs lifting age restriction from Ballenger Run project"

August 29, 2013

Frederick News Post

Parker Moderates PG County State of the Market Summit

August 21, 2013

Parker Instrumental in Prince George's Stormwater Bill

August 1, 2013

REMINDER: Public Hearing on Zoning Rewrite is 6/11/13

City of Rockville Planning Commission Releases Revised Draft of Rockville's Pike Plan

March 11, 2013

Developers: Prince George's, Land of Opportunity

August 17, 2012

gazette.net

Parker Moderates Bisnow's Prince George's County Event

August 16, 2012

Press Release

Return to the Growth Debate

August 13, 2012

fredericknewspost.com

Dean on Panel to Discuss New Lobbying Regulations for Frederick County, Maryland

June 26, 2012

Press Release

Continued

Building Permits Fuel Optimism

June 25, 2012

fredericknewspost.com

Nancy Floreen Addresses Current Commercial Development Issues at Linowes and Blocher Luncheon

June 6, 2012

Press Release

Dean Named Associate Member of the Year by FCBA

May 5, 2012

Press Release

Barbara Sears quoted in "Bethesda Magazine"

March 1, 2012

Bethesda Magazine

Frederick Annexation Negotiations Under Way

February 8, 2012

fredericknewspost.com

Commissioners Allow Frederick City to Proceed with Northern Annexations

January 26, 2012

gazette.net

Frederick Commissioners Eye Change to Building Approvals

December 20, 2011

gazette.net

Frederick City Passes School Mitigation Fee Ordinance

December 2, 2011

gazette.net

Mayor to Propose Streamlining Development Review Process

July 6, 2011

Press Release

Frederick County Planning Commission: Don't Accept Mitigation Fee

June 30, 2011

fredericknewspost.com

Middletown Residents File Petition Opposing Cell Tower

June 29, 2011

fredericknewspost.com

Continued

Golden Opportunity: Alliance Sees New Interest in Revitalizing Golden Mile

June 25, 2011

fredericknewspost.com

County to Redraw Council Districts

June 24, 2011

hometownannapolis.com

Friends of Frederick County Questions Development Mitigation Fee Plan

June 15, 2011

fredericknewspost.com