



**David Plott** has over 30 years of experience representing clients in land use, environmental, and administrative matters. His practice operates at the intersection of law, planning, politics, community relations, and land use and environmental policy, and he plays an influential role in the land use, conservation and economic development issues of the Chesapeake Bay region of Maryland. Mr. Plott has cultivated a reputation as a trustworthy, skillful, and perceptive advocate. He leverages his long relationships with business and community groups and government decision-makers to forge consensus and bring various stakeholders into agreement.

Mr. Plott represents commercial, industrial and residential developers; regional and national builders; nonprofits; senior housing; alternative energy developers; nursing homes; private schools; property owners; and industrial, commercial, and retail businesses before state and local administrative agencies, boards, and legislative bodies in Annapolis and Anne Arundel County. He has extensive experience with the laws and regulations relating to the Chesapeake Bay and riparian rights, and handles rezonings, special exceptions and variances, subdivision and site plan approvals, critical area reclassifications, zoning text amendments, and other land use matters. He negotiates and drafts development agreements, contracts, covenants and easements.

He has a substantial background in environmental and land use policy, including previously working as a natural resources planner for the state of Maryland. In that role, he became familiar with the work of planners, environmental consultants, and engineers, and gained insight into the public sector's approach to land use and environmental regulation.

Mr. Plott frequently appears before city and county legislative bodies, hearing officers and Boards of Appeal. He represents clients in appeals of administrative decisions before state courts. He applies his knowledge of the law and understanding of the opposition's arguments to find creative avenues to resolve complex and contentious cases and achieve his clients' desired results. He frequently works with the Annapolis and Anne Arundel County offices of Planning and Zoning, Public Works, Inspections and Permits, the Chesapeake Bay Critical Area Commission, State Highway Administration, and other state and county agencies. He is well-versed in Annapolis and Anne Arundel County zoning and development regulations, as well as state Chesapeake Bay Critical Area, land use, wetland, and forest conservation law and regulations.

Mr. Plott has lectured on environmental and land use policies and regulations, and has drafted legislation related to growth management, zoning, forest conservation, vested rights, and the Chesapeake Bay Critical Area. He previously served as chair of the board and general counsel to the Anne Arundel County Chamber of Commerce, where he forged important connections in the business community.

## Professional Associations and Memberships

- Annapolis and Anne Arundel County Chamber of Commerce Chairman, 2012-2014 General Counsel and Vice Chairman Anne Arundel County Bar Association
- Maryland Building Industry Association, Member, Board of Directors, Anne Arundel County Chapter
- Leadership Anne Arundel
- Maryland Bar Association, Member, Environmental Law Section

## Notable Matters

- 110 Compromise Street, Annapolis
  - Revised City Zoning Code to facilitate redevelopment of a mixed-use maritime project on the Annapolis City Dock
- Brookfield Homes
  - Obtained special exception approval for a new Planned Unit Development (PUD) and secured Board of Education approval for a school redistricting so the PUD could be developed with non-age-restricted housing
- Brightview Senior Living
  - Obtained special exception approvals for multiple assisted living facilities
- Attman Properties
  - Secured a rezoning from low-density residential to commercial for a significant property near the Baltimore-Washington Thurgood Marshall Airport
- Annapolis Yacht Club
  - Obtained special exception approval for the Yacht Club's new Family Activity Center in Eastport
- BWI Airport Fast Park
  - Received special exception approval for a new off-airport parking facility
- Chesapeake Marine Tours
  - Negotiated a long-term lease with the City of Annapolis
- Chick-fil-A
  - Obtained special exception approval for a new restaurant in Annapolis
- DMS Development
  - Negotiated agreement with adjacent community and secured special exception approval for a new planned commercial complex
- Elm Street Development
  - Secured Planned Unit Development special exception approval
- First Centrum Corporation
  - Successfully lobbied for amendments to the Annapolis City Code, secured special exception approval for two seniors housing communities, and successfully defended the approvals through the appeal process
- Genesis Healthcare
  - Obtained approvals for both the expansion of existing nursing homes and construction of a new nursing home

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### Bar Admissions

- Maryland

### Education

- University of Maryland School of Law, J.D.
  - With honors
- Duke University, Master of Environmental Management, 1979
- Franklin & Marshall College, B.A., 1977

### Previous Experience

- Linowes and Blocher LLP, Partner, 1999-2020
- Linowes and Blocher LLP, Associate, 1989-1998
- Maryland Department of State Planning, Natural Resources Planner, 1982-1989

### Honors & Awards

- Recognized by Super Lawyers as a 2020 Maryland Super Lawyer in Land Use/Zoning December 6, 2019
- Recognized in The Best Lawyers in America® 2020 Edition in Land Use and Zoning Law. August 26, 2019
- Selected by his peers for inclusion in The Best Lawyers in America® for 2018-2019
- Anne Arundel County General Development Plan Steering Committee, Vice Chairman
- Anne Arundel County Home Builders Association Award
- Department of State Planning Certificate of Commendation
- Maryland Planning Association Award for Public Education