



Paul D. Rose

Member • Member-in-charge, Frederick

Frederick, MD

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Services and sector groups

- Real Estate
- Litigation
- Zoning and Land Use
- Construction Project Counseling
- Construction
- Real Estate Development

Paul represents clients in complex civil litigation, construction, real estate, land use, business, and estates and trusts matters, drawing on 25 years of experience. He advises clients in dispute resolution and serves as outside general counsel to clients, focusing on responsive service and strong results.

He handles land use appeals, construction litigation, real estate disputes, business and shareholder disputes, estates and trusts disputes, negotiating and drafting construction contracts, commercial landlord-tenant disputes, and general counsel services. He represents clients in arbitrations, mediations, administrative hearings, trials, and complex civil litigation.

Before joining McNees, Paul was co-managing principal of the Frederick office of a law firm primarily serving the mid-Atlantic region. He is most proud of the various land use appeals he handled for developer clients in the Circuit Court for Frederick County, the Appellate Court of Maryland, the Supreme Court of Maryland, and the Maryland Court of Appeals, resulting in development projects that have greatly benefited Frederick County.

Paul is a staunch community servant:

- He serves The Community Foundation of Frederick County as the chair of the board of trustees.
- Previously, he served as chair of the board of directors of Heartly House, president of the Bar Association of Frederick County, president of Linganore Oakdale Urban Youth Athletic Association, and member of the board of directors of The Arc of Frederick County.

Paul is a speaker and writer with thought leadership in construction disputes, land-use litigation, and complex commercial litigation.

Representative experience

- *Ruppert Properties LLC*: Represented client in an appeal to the Appellate Court of Maryland, reversing an adverse decision of the Circuit Court for Frederick County in a complex commercial landlord-tenant dispute.
- *Lillian C. Blentlinger, LLC*: Represented client in an appeal to the Appellate Court of Maryland and subsequent appeal to the Supreme Court of Maryland, resulting in a favorable opinion that a Development Rights and Responsibilities Agreement (DRRA) between the developer and Frederick County was legally binding and did not require the developer to provide an “enhanced public benefit” to the County. 456 Md. 272 (2017).
- *Wormald Development Company*: Represented client in an appeal to the Zoning Board of Appeals of the City of Frederick, a petition for judicial review to the Circuit Court for Frederick County, Maryland, and finally to the Appellate Court of Maryland, resulting in an opinion upholding approvals that had been granted to the developer for revising the Worman’s Mill Planned Neighborhood Development and allowing the revised development plan to proceed.
- *127 E. 6th Street LLC*: Represented client in a petition for judicial review to the Circuit Court for Frederick County, resulting in the affirmance of the decision of the Historic Preservation Commission to allow the demolition of structures located at 127 E. 6th Street, contingent upon an acceptable replacement plan.
- *Beck Prospect LLC*: Successfully represented client in an application for a special exception before the Frederick County Board of Appeals to increase the size of the client’s recreational vehicle parking area.
- *Building Dignity LLC*: Successfully represented client in a complex quiet title matter in the Circuit Court for Frederick County, allowing the client to continue with the development of the Kellerton subdivision.
- *Sharpe Square Pax Buckeye, LLC*: Successfully defended a mechanic’s lien claim, resulting in the dismissal of the claim for failure to meet pleading requirements.
- *Guardianship Matter*: Successfully represented client in a contested guardianship matter involving alleged abuse of the disabled person by another family member.

Education

- University of Baltimore School of Law, J.D.
- Frostburg State University, B.S.

Admissions

- Maryland
- District of Columbia
- Pennsylvania
- U.S. District Court for the District of Maryland
- U.S. District Court for the Eastern District of Pennsylvania

Recognition

- James McSherry Memorial Award, Bar Association of Frederick County

Professional and community involvement

- The Community Foundation of Frederick County
 - Board of trustees chair
- Maryland State Bar Association, Construction Law Section
- Pennsylvania Bar Association
- The Bar Association of Frederick County
- Knights of Columbus, Council #13290