

Kellie A. McGowan

PARTNER

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LOCATED IN

Doylestown, PA

MEET KELLIE

“My focus is my client, and helping them to achieve their objectives and successful outcomes. Nothing is more important to this process than my relationship with the client and an understanding of their goals.”

— Kellie McGowan

Bucks County Land Use and Zoning Attorney

A partner in Obermayer’s Business & Finance Department, Kellie co-chairs the Land Use and Zoning team, and serves as a member of the Firm’s management committee. Her practice focuses on zoning and land use, real estate transactions, and financing. Kellie represents businesses, financial institutions, and individuals in Pennsylvania and New Jersey through all aspects of a real estate transaction for residential, commercial, and large industrial real estate matters, including sales, acquisitions, entitlements, and leasing.

Kellie is a problem-solver. She communicates effectively with her clients throughout the legal process.

When she is not practicing law, Kellie devotes her time to multiple boards and committees for community organizations. She particularly enjoys her time spent with her son and daughter, golfing, and taking trips to the Pocono Mountains.

EXPERIENCE

Kellie participates in a broad range of land use matters, securing subdivision and land development approvals for residential, commercial, and industrial developments; zoning hearing board applications; zoning map and text amendments. She has been involved in successful appeals in the Courts of

Common Pleas, the Pennsylvania Commonwealth Court, and the Pennsylvania Supreme Court.

In her finance practice, Kellie has experience in all aspects of commercial transactions for borrowers and lenders, including due diligence, title review, financing structure, negotiations, and documentation. She represents local and regional financial institutions in the structuring, negotiating, and the closing of business and commercial real estate loan transactions. In addition to handling residential, commercial and industrial real estate transactions, Kellie consults with Pennsylvania and New Jersey real estate professionals on issues relating to residential agreements, dispute resolution and litigation avoidance.

Some of Kellie's notable accomplishments include:

- Land Development Approvals for Pennsylvania's first of kind Behavioral Health Crisis Center. Represented the Lenape Valley Foundation, a 501(c)(3) organization providing behavioral health services in Southeast Pennsylvania in a cooperative development with the County of Bucks to develop a first of its kind in Pennsylvania crisis stabilization center in Doylestown Township.
- Settlement Reached for Land Development Approvals for Commercial Car Wash in Bucks County. After a denial of multiple dimensional variances and a special exception, Obermayer negotiated a stipulated settlement agreement with the municipality resulting in full zoning and land development approval for a commercial car wash on a major commercial corridor in Central Bucks County.
- Residential Real Estate transactions. Represented various clients in the sale and purchase of high-value real estate throughout Southeastern Pennsylvania, including the highest value single-family residential real estate transaction in Bucks County.
- Land Development Approval of mix-unit residential Affordable Housing Development in Central Bucks County. After a successful zoning ordinance amendment to permit an affordable housing development in Central Bucks County, Obermayer obtained preliminary land development approval including required approval from an adjacent municipality for the development of 60 senior affordable apartment units and 18 townhouses with a municipal park.
- Representation of multiple hospitality clients in transactional matters relating to the sale of hospitality business operations and real estate; obtained zoning relief for development of a boutique hotel in Bucks County; and worked with hospitality clients in various operational matters.
- Serving pro bono as transactional and land development counsel for the development of an institutional property in Bristol Borough, Bucks County. This project represents the first crisis residential center in the County. Included in the services were lease negotiation, financing, and land development entitlements.
- Securing land development approvals for multiple significant addition to a regional hospital, together with the development of over 100,000 square feet of additional medical office space on the hospital campus.
- Facilitating the conversion of a residential care facility for individuals with developmental disabilities for one of the largest religious institutions in Pennsylvania. The project included legal analysis; review of real estate leases; zoning, land development, and subdivision approvals; federal law analysis under the ADA and the FHA, including obtainment of reasonable accommodations under those federal statutes; and representing the client in its relationship with Pennsylvania government agencies.
- Negotiating multiple court-approved settlements of zoning disputes among the municipality, neighbors, and the

- property owner, ensuring the client's continued use and development potential of the property.

NEWS & INSIGHTS

Obermayer Advises Sadsbury Township Municipal Authority on Successful Acquisition of Wastewater System by Pennsylvania American Water

November 06, 2024 by Brooke E. Newborn, Thomas S. Wyatt, Kellie A. McGowan, Matthew S. Olesh, Kimberley A. Farmer

Obermayer Attorneys Recognized in Best Lawyers 2025

July 17, 2024 by Trisha R. Hudkins, Darwin R. Beauvais, Rebecca A. Berger, Stephanie Steckclair Tarantino, Shaun Staller, Amanda C. Frett, Nathan D. Fox, Kellie A. McGowan, Matthew S. Olesh, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, Stephanie H. Winegrad, Shari B. Veisblatt, Adam H. Tanker, Alina Chuklin, Tara K. Burns, Michael D. Vagnoni, Nina B. Stryker, Leslie B. Spoltore, Michelle L. Ringel, Nicholas Poduslenko, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Andrew J. Horowitz, Paul C. Heintz, Samantha J. Evian, Julie R. Colton, Michael E. Bertin

Obermayer's Doylestown Office Recognized in the Bucks County Bar 100% Club

June 04, 2024 by Hayley N. Purcell Sinkler, Brooke E. Newborn, Stephanie Steckclair Tarantino, Amanda C. Frett, Nathan D. Fox, Kellie A. McGowan, Michael A. Thom, Adam H. Tanker, Hillary J. Moonay

Obermayer Attorneys Recognized in Pennsylvania 2024 Super Lawyers® and Rising Stars Lists®

May 17, 2024 by Hayley N. Purcell Sinkler, Stephanie Steckclair Tarantino, Shaun Staller, Kellie A. McGowan, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, William J. Leonard, Stephanie H. Winegrad, Adam H. Tanker, Alina Chuklin, Tara K. Burns, Nina B. Stryker, Nicholas Poduslenko, Michael S. Pepperman, Nicole E. Norcross, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Samantha J. Koopman, Andrew J. Horowitz, Paul C. Heintz, Edmond M. George, Julie R. Colton

Kellie McGowan discusses the plans for affordable housing on Tilley site

November 27, 2023 by Kellie A. McGowan

Kellie McGowan Presented Preliminary Plans for Affordable Senior Housing Development in Doylestown

September 27, 2023 by Kellie A. McGowan

ACTIVITIES & HONORS

In 2012, Kellie was first recognized in the community when chosen by a panel of judges for inclusion in the inaugural class of the Bucks County "Forty Under 40", a select group of forty young professional leaders in that county. Since that time, she has been selected for inclusion in Pennsylvania's Super Lawyers® every year between 2012 and 2024, making the Rising Stars list from 2012 through 2017 in the Land/Use Zoning and Real Estate categories. Kellie was also selected by peers for inclusion in *The Best Lawyers in America*® from 2018 to 2025. She was also recognized by Best Lawyers® as a 2022 "Lawyer of the Year."

Kellie has served as a member of the Real Property, Probate and Trust Law section of the Pennsylvania Bar Association (PBA). This section of the PBA is an association of Real Estate and Estate attorneys, ranging in experience levels from the most experienced and top attorneys in the Commonwealth.

Kellie serves as the vice-president of Lenape Valley Foundation, a 501(c)(3) non-profit that offers mental and behavioral health services throughout Bucks and Montgomery counties. She was honored by the Board of Directors as the recipient of the 2016 and 2024 President's Awards for her distinguished

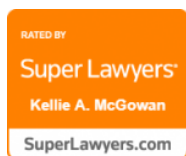
commitment to the development of The Lodge at Lenape Valley Foundation and the Bucks County Crisis Center, respectively.

Kellie was appointed by the Bucks County Commissioners to serve on the Board of Directors of the Bucks County Conservation District in 2021. The BCCD works to protect and improve the natural resources of the County, and is delegated by the PA Department of Environmental Protection to administer Chapter 102 of the PA regulations.

In 2023, Kellie was elected to serve on the [Board of Trustees](#) of the Delaware Valley University.

Kellie also serves on the Parks and Recreation Board of Doylestown Township, where she resides, and is a past member of the Township Environmental Advisory Council.

Awards Won*



*[Click here](#) for a description of the standard or methodology on which the awards and honors are based. No aspect of this advertisement is approved by the Supreme Court of New Jersey.

EDUCATION

Temple University Beasley School of Law, J.D.

Muhlenberg College, B.A.

ADMISSIONS

New Jersey

Pennsylvania

United States District Court for the Eastern District of Pennsylvania

CAPABILITIES

Business & Finance

- Banking
- Corporate
- Mergers & Acquisitions
- Real Estate
- Zoning & Land Use

Industry Focus

- Financial Services
- Individuals & Private Clients
- International Businesses
- Local Governments & Municipal Authorities
- Nonprofit Organizations

Real Estate & Construction

Universities & Secondary Schools