SHULMAN ROGERS

# Nancy P. Regelin

## Shareholder

**T** 301-230-5224

**F** 301-230-2891

**E** nregelin@shulmanrogers.com

Nancy Regelin helps landowners, developers, and creative consultants turn their visions into approvals. Her practice covers land use, zoning, entitlements, development, leasing, permitting, construction, title, foreclosure, and litigation, giving her the ability to guide a real estate project from inception through its full life cycle.

Nancy's work stands out because of the relationships she has built over decades with elected officials, agency staff, community leaders, and professional consultants across the region. She has used those relationships to solve problems that more straightforward legal approaches couldn't. One recent example: she served as outside local zoning counsel for Marriott International on their site selection and entitlement process for their new international headquarters in Bethesda.

She spent seven years as a design engineer before law school, a background that directly shapes how she approaches complex development projects. Since 1985, she has appeared regularly before governmental bodies and agencies and obtained approvals for commercial and residential developments, subdivisions, special exceptions, variances, text amendments, annexations, and other zoning matters.

Nancy also managed the firm's landlord-tenant practice for many years, handling commercial and residential properties across Maryland, D.C., and Virginia.

In 1999, Nancy founded The Power Conference, a regional women's business development conference held annually in Montgomery County. She continues to serve as a Power Conference Chair.

### BAR & COURT ADMISSIONS

District of Columbia

Maryland

### EDUCATION

Duquesne University School of Law, J.D., 1985

Pennsylvania State University, B.S. in Chemical Engineering, 1979

The Upton Apartments/Cambria Suites

Upper Rock District

The Metropolitan Apartments

755 Wisconsin Avenue

1900-1902 Chapman Avenue

Marriott International Headquarters

# Results

### Case Studies

- Battery District: Creating the Most Livable Edge Neighborhood in Downtown Bethesda
- Site C Battery District: First Site Plan of the Battery District February 2023
- Global Headquarters: Novavax, Inc. Prepares for its Future
- Successful First Outsale of a Multi-Site, Mixed-Use Development in North Bethesda
- Catalyst Project for Redevelopment of Rockville Town Center
- Upper Rock District: Transformation of Suburban Office Park
- Shelter Development LLC Brightview of Fallsgrove Approved

# Recognition

- Best Lawyers Women in the Law, 2025 – 2026
- Martindale-Hubbell AV Preeminent Rated Professional Excellence
- Chair, Board of Directors, Rockville Economic Development, Inc.
- Chair, Advisory Board, Maryland Women's Business Center
- Citrine Angels – DC, Member, Angel Investment Impact Organization
- Citizen of the Year, Rockville Chamber of Commerce, 2008 and 2019
- Super Lawyers Award, Top 25 Women Lawyers Maryland 2007, Law & Politics, Baltimore Magazine
- Super Lawyers Award, Maryland and Washington, Zoning and Real Estate
- Athena Business Leadership Award, Montgomery County Women Business Owners, 2003
- President, Rockville Chamber of Commerce,1998-99
- Board of Directors, Rockville Chamber of Commerce,1996-2019
- President, CREW- Commercial Real Estate Women Maryland Suburban, 2000, Member – 1990-current
- Founder & Chair, Power Conference – Business Women Conference and Tradeshow,1999-2019
- ULI-DC, Technical Assistance Panels Committee, Co-Chair TAP Marketing 2019-2023
- Chair and Appointed Business Representative, Mont. Co. Dept. of Permitting Services Citizen Advisory Committee, 2009-14
- Appointed Business Representative, Western Montgomery County Citizens Advisory Board, 2009-12
- Appointed Member, City of Rockville Zoning Ordinance Revision Committee, 2007-08