

Timothy Dugan

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PRACTICE AREAS

Appellate Practice
Real Estate
Taxation
Zoning & Land Use

INDUSTRIES

Construction
Property Management
Real Estate Development & Investment
Retailers & Restaurateurs

EDUCATION

Georgetown University, M.A., 1986
William and Mary School of Law, J.D., 1983
University of North Carolina at Chapel Hill, B.S., Business Administration & Accounting, 1976

BAR & COURT ADMISSIONS

Virginia, 1983
Maryland, 1984
District of Columbia, 1984
Maryland Court of Appeals
U.S. Supreme Court

A fourth generation Washingtonian, Tim Dugan's national and local developer and institutional clients rely on him to navigate their mixed-use, commercial, residential, retail, and industrial projects through the often complicated and lengthy zoning, land use and subdivision processes. Tim represents clients in Northern Virginia and the Maryland suburbs.

In collaboration with the other development team members, Tim presses for prompt and fair governmental determinations. An experienced land use and real estate attorney for over 30 years, Tim not only regularly appears before governmental agencies and community organizations, he also negotiates a variety of agreements necessary to implement his clients' entitlements.

Tim is actively involved with the Maryland State Bar Association, in his capacities as: (1) 2021-2022 Member of the Maryland State Bar Association Board of Governors (2) 2020-2021 Chair of the Real Property Section Council; (3) a 2021 Member and Presenter for the Land Use Institute; (4) Member of the Land Use Committee; and (5) Member and Presenter of the Advanced Real Property Institute.

He is the former chair and a member of the Case Studies Committee of the Washington, D.C. Urban Land Institute. He is a member of the Arlington County Bar Association and the Montgomery County Bar Association.

He serves on the Northern Virginia Transportation Alliance Board of Directors.

He is a member of: (1) NAIOP: Northern Virginia and D.C. / Maryland (2) Northern Virginia Building Industry Association; (3) Maryland Building Industry Association; (4) Montgomery County Chamber of Commerce; and (5) Montgomery County Leadership Montgomery.

Tim is licensed in Virginia, Maryland, and the District of Columbia.

Honors

Best Lawyers in America, Land Use and Zoning Law, 2020-2021

Bethesda Magazine, Top Attorney - Land Use/Zoning, 2019

Experience

- Represented senior housing developers in successfully navigating the entitlements processes and interacting with the community.
- Represented developers involving mixed use projects that developed over twenty years, including rezoning a land area to the highest density in the master plan and recovering a transit station to the site.

Published Articles

A Possible Avenue to Reach Judicial Review of a "Garden Variety" Administrative Decision Through Alleging Common Law Taxpayer Standing

Maryland Bar Journal, November 2018

Speaking Engagements

Land Use Institute

Fall 2021

ULI Washington, D.C. Young Leaders Presentation "Northern Virginia Land Use"

2020

Comparative Zoning and Land Use Laws in Northern Virginia and Suburban Maryland

University of Maryland, 2020

News

Fifteen Attorneys from Bean, Kinney & Korman Listed in 2022 Best Lawyers in America and Five Attorneys Listed in Best Lawyers: Ones to Watch

August 19, 2021

Thirteen Attorneys from Bean, Kinney & Korman Listed in 2021 Best Lawyers in America and Three Attorneys Listed in Best Lawyers: Ones to Watch

August 20, 2020

Timothy Dugan Elected 2020-2021 Chair of the Real Property Section Council of the Maryland State Bar Association

May 21, 2020

Timothy Dugan Recognized as Top Attorney by *Bethesda Magazine*

December 10, 2019

Timothy Dugan Joins Bean, Kinney & Korman as a Shareholder
October 16, 2019

Professional & Community Affiliations

- ULI Washington, D.C.
 - 2019-2020 Chair, Case Studies Committee
 - Member Case Studies Committee
 - Member Management Committee
- Maryland State Bar Association
 - Real Property Section Council 2020-2021 Chair
 - Land Use Institute presenter and program member
 - Advanced Real Property Institute presenter and program member
- Arlington County Bar Association
- Montgomery County Bar Association
- Friendly Sons of St. Patrick
- Alumni Associations
 - William and Mary Law
 - Georgetown University
 - University of North Carolina Chapel Hill
 - Georgetown Preparatory School
- Maryland Building Industry Association
- NAIOP, Northern Virginia and D.C./Maryland
- Montgomery County Chamber of Commerce
- Leadership Montgomery

Beyond the Suit

Outside of the office, Tim enjoys running, reading, playing tennis and spending time with his family.