

Jonathan C. Kinney

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PRACTICE AREAS

Estate Planning, Administration
& Wealth Transfer

Real Estate

Zoning & Land Use

INDUSTRIES

Associations & Nonprofit
Organizations

Real Estate Development &
Investment

Small, Emerging & Growing
Businesses

EDUCATION

University of Chicago, J.D., 1971

Duke University, B.A., 1968

BAR & COURT ADMISSIONS

Virginia, 1971

District of Columbia, 1972

U.S. District Court for the
Eastern District of Virginia

U.S. Court of Appeals for the
Fourth Circuit

U.S. Supreme Court

Jonathan Kinney is a shareholder of Bean, Kinney & Korman practicing in the areas of land use and zoning, real estate, estate planning and wealth management.

Jon represents regional and national developers, property owners and business owners in all aspects of the land use and zoning process for their commercial, office, residential and mixed-use projects. He also works with non-profit organizations on affordable housing projects. In addition, he regularly represents clients on matters involving property transactions, land use and zoning issues.

As a lifelong resident of Arlington County, Jon has a deep understanding of the county, its history and its aspirations. This knowledge and experience gives him a unique perspective and understanding of the political and governmental issues that affect his clients interests in all aspects of real estate development. He maintains working relationships with local and regional government officials and county staff to ensure he can best advocate for his clients' needs.

Jon is a LEED Accredited Professional with knowledge of the law as it relates to the design, construction and operation of green buildings.

Honors

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

Virginia General Assembly, commemorated in House Joint Resolution 592 for his community service, 2017.

Arlington Community Foundation, Spirit of Community Award, 2016

Best Lawyers in America in Real Estate, 2008 – 2021

Washington, D.C. Super Lawyers in Land Use/Zoning, 2012 – 2021

Virginia Super Lawyers in Land Use/Zoning, 2011 – 2021

Arlington Business Hall of Fame, Inducted in 2014

Washingtonian, Top Lawyer in Real Estate, 2007, 2009, 2011, 2013 & 2015

SmartCEO, Power Player Award, 2013

Northern Virginia magazine, Top Lawyer, 2013

Northern Virginia magazine, Northern Virginian of the Year, 2012

Arlington Partnership for Affordable Housing, Affordable Housing Advocate Honoree, 2010

Virginia Business Legal Elite in Real Estate, 2010, Legal Elite in Real Estate/Land Use, 2019-2020

Washington Business Journal, Top Washington Lawyers finalist in Land Use/Zoning, 2009

AV Preeminent Rated by Martindale-Hubbell

Experience

- Approval of 2025 Clarendon Boulevard 4.1 Site Plan special exception application, rezoning and General Land Use Plan amendment in Arlington County, Virginia, for 195,000 square feet of mixed-use office and ground floor retail building in Courthouse neighborhood.
- Approval of Clarendon West 4.1 Site Plan special exception application in Arlington County, Virginia, for 580,000 square feet of mixed-use multi-phase development in Clarendon neighborhood, including 580 multi-family residential units and ground floor retail.
- Represented the Views at Clarendon, a non-profit organization set up by First Baptist Church of Clarendon and community housing advocates in the development, financing and land use approval of an innovative affordable housing condominium project above the church. Assisted the church and Arlington County in the defense of the project from three lawsuits brought by neighboring property owners.
- Completed the first use of transferable development rights between properties within Arlington County in conjunction with a major redevelopment and the preservation of two historic properties in the Clarendon area.
- Negotiated conveyance of transferrable density rights between Arlington development projects in connection with community goals such as affordable housing, historic preservation and park land development.

Published Articles

Underground Vaults in Virginia

BKK Construction & Land Use Newsletter, December 2015

5 Ways for Business Owners to Protect Their Assets

BKK Wills, Trusts and Estates Newsletter, August 2015

Obama Proposes Changes to Federal Tax Policy

BKK Wills, Trusts and Estates Newsletter, February 2015

Amendment to the Interstate Land Sales Full Disclosure Act
BKK Construction & Land Use Newsletter, December 2014

Estate Planning Questions: Naming a Beneficiary to your Accounts
BKK Wills, Trusts and Estates Newsletter, December 2014

Looking for a New Acronym? Try QLAC
BKK Wills, Trusts and Estates Newsletter, December 2014

Thinking of Moving to Florida? Maybe a Little Further South is a Better Option
BKK Wills, Trusts and Estates Newsletter, August 2014

New Investment Thinking for Trustees?
BKK Wills, Trusts and Estates Newsletter, August 2014

A Contrarian View on Bypass Trusts
BKK Wills, Trusts & Estates Newsletter, May 2014

1031 Exchanges with a Twist
BKK Wills, Trusts & Estates Newsletter, November 2013

Uniform Real Property Transfer on Death Act
BKK Wills, Trusts & Estates Newsletter, August 2013

When You Thought It Was Safe to Go Back in the Water - Estate Tax Revisions
BKK Wills, Trusts & Estates Newsletter, August 2013

Per Stirpes Means Per Stirpes, Correct?
BKK Wills, Trusts & Estates Newsletter, August 2013

How to Protect Your Assets As a Business Owner
BKK Wills, Trusts and Estates Newsletter, February 2013

Asset Protection Trusts in Virginia
BKK Wills, Trusts and Estates Newsletter, August 2012

Details Matter: Family Limited Liability Companies and 1031 Exchanges
BKK Wills, Trusts and Estates Newsletter, November 2011

Portability Rule Clarified
BKK Wills, Trusts and Estates Newsletter, November 2011

Nimby! The Views at Clarendon Project and Litigation 2004-2011
The Fee Simple, May 2011

Augmented Estates
BKK Wills, Trusts and Estates Newsletter, November 2010

The Role of the Trust Protector
BKK Wills, Trusts and Estates Newsletter, November 2010

Virginia Uniform Power of Attorney Act
BKK Wills, Trusts and Estates Newsletter, November 2010

Practice as a LEED Accredited Professional
Virginia Lawyers Weekly, May 2010

Tax Court Finds Gifts of Limited Partnership Interests Don't Qualify for Annual Gift Tax Exclusion
BKK Wills, Trusts and Estates Newsletter, March 2010

The Benefits of LEDs
BKK Construction & Land Use Newsletter, February 2010

Unraveling the World of Joint Accounts and Beneficiary Designations
BKK Wills, Trusts and Estates Newsletter, August 2009

Family Limited Partnership and Family Limited Liability Company Valuation Discount Planning
BKK Business Law Newsletter, January 2009

Speaking Engagements

3rd Annual Rosslyn-Ballston Corridor Summit
Renaissance Arlington Capital View Hotel in Arlington, Virginia, May 31, 2012

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

2021 Super Lawyers
May 6, 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

2020 Super Lawyers
May 7, 2020

Twenty-six Attorneys from Bean, Kinney & Korman Recognized as Top Attorneys by *Arlington Magazine*
October 18, 2019

Eleven Attorneys from Bean, Kinney & Korman Listed in 2020 Best Lawyers in America
August 15, 2019

2019 Super Lawyers
April 18, 2019

Jon Kinney Interview - Arlington Voices
WERA 96.7, December 14, 2018

Jon Kinney Discusses Impact of 5G Technology in Arlington County
ARLnow, October 17, 2018

Ten Attorneys from Bean, Kinney & Korman Listed in 2019 Best Lawyers in America
August 15, 2018

Bean, Kinney & Korman Attorneys Recognized as 2018 Virginia Super Lawyers, Top 10 and Rising Stars
April 30, 2018

Tax Update for Individuals
January 2018

Nine Attorneys from Bean, Kinney & Korman Listed in 2018 Best Lawyers in America
August 22, 2017

Fourteen Attorneys from Bean, Kinney & Korman Recognized as 2017 Virginia Super Lawyers and Rising Stars
April 13, 2017

Virginia General Assembly Commend Jonathan C. Kinney in House Joint Resolution No. 592
March 9, 2017

Bean, Kinney & Korman Attorneys Win Virginia Supreme Court Appeal Involving Local Taxation of Transferable Development Rights
January 9, 2017

Eight Attorneys from Bean, Kinney & Korman Listed in 2017 Best Lawyers in America
August 15, 2016

Eleven Attorneys from Bean, Kinney & Korman Recognized as 2016 Virginia Super Lawyers and Rising Stars
April 7, 2016

Eight Attorneys from Bean, Kinney & Korman Listed in 2016 Best Lawyers in America
August 17, 2015

Twelve Attorneys from Bean, Kinney & Korman Recognized as 2015 Virginia Super Lawyers and Rising Stars
April 9, 2015

Eight Attorneys from Bean, Kinney & Korman Listed in 2015 Best Lawyers in America
August 18, 2014

Six Attorneys from Bean, Kinney & Korman Recognized as 2014 Virginia Super Lawyers
June 13, 2014

Jonathan Kinney Inducted into Arlington Business Hall of Fame
May 20, 2014

Six Attorneys Recognized as 2014 Washington, D.C. Super Lawyers
April 25, 2014

Eight Attorneys Recognized as 2014 Best Lawyers in America
August 15, 2013

Six Attorneys Recognized as 2013 Virginia Super Lawyers
June 17, 2013

Nine Attorneys Recognized as 2013 Best Lawyers
August 23, 2012

Six Attorneys Recognized as 2012 Virginia Super Lawyers
July 2, 2012

Jonathan Kinney of Law Firm Bean, Kinney & Korman Recognized as Northern Virginian of the Year by *Northern Virginia Magazine*
Northern Virginia Magazine, June 1, 2012

Arlington County Board Approves Clarendon Block Redevelopment
Arlington County News, January 24, 2012

Seven Attorneys from Bean, Kinney & Korman Recognized as 2012 Best Lawyers
September 9, 2011

Four Attorneys Recognized as 2011 Virginia Super Lawyers
June 23, 2011

Bean, Kinney & Korman Represents Developer of 'The Views' at Clarendon in Dismissed Case
January 3, 2011

Jonathan Kinney receives Arlington Partnership for Affordable Housing's Affordable Housing Award
October 5, 2010

Bean, Kinney & Korman Recognized as First-Tier Law Firm For Family Law and Family Law Mediation
September 27, 2010

Bean, Kinney & Korman Represents Developer 1210 North Highland Street in Peter Glassman, Plaintiff v. Arlington County, Virginia, et. al.
April 13, 2010

Arlington Law Firm Puts a Focus on Supporting Energy-Efficient Design
Sun Gazette, May 10, 2009

Bean, Kinney & Korman Plays Significant Role in Introducing Arlington's First LEED Gold Residential Building
April 27, 2009

Professional & Community Affiliations

Arlington County Employee Retirement System (Trustee, 2006 – present, Chair 2016-2017)

NAIOP

Arlington County Community Housing Finance Corporation (Board of Directors, 2006 – present)

John Marshall Bank (Director, 2007 – present)

Clarendon Alliance (Board of Directors; President, 2000-2003; Vice President, 2004 – present)

Community Residences Foundation (Trustee, 1998 – 2015)

Arlington Community Foundation (Trustee Emeritus)

AHOME

Beyond the Suit

Jon enjoys spending time with his children and grandchildren and is active in the Arlington community.

In 2014, Jon traveled to Machu Picchu with his family.