

## Matthew G. Roberts

mroberts@beankinney.com  
ph: 703.284.7250  
fx: 703.525.2207



### PRACTICE AREAS

Real Estate  
Zoning & Land Use

### INDUSTRIES

Real Estate Development & Investment

### EDUCATION

George Mason University  
School of Law, J.D., 2012  
Kutztown University of  
Pennsylvania, B.A., *summa cum  
laude*, 2009

### BAR & COURT ADMISSIONS

Virginia, 2012  
Virginia Supreme Court

Matt Roberts is a shareholder at Bean, Kinney & Korman. His practice focuses on land use and zoning, solar and public utilities, and real estate transactions.

Matt represents and advises a variety of clients in land use and zoning, permitting, solar and utility, and site plan and subdivision matters throughout Virginia, specifically Northern and Central Virginia. He appears frequently before local governments and planning commissions on behalf of developers and landowners to prosecute rezoning, special exception, and similar entitlement matters. Matt also regularly represents clients during the site plan and subdivision process, particularly in the drafting and negotiation of subdivision and easement agreements.

As part of his land use and utilities practice, Matt works directly with his clients on real estate transactions involving the purchase and sale of property. He also regularly drafts and negotiates development and easement agreements related to project development.

Matt has extensive experience in the area of administrative, local government, and municipal law. Currently, he serves as deputy general counsel to a Northern Virginia water and waste authority. Prior to joining the firm, Matt served as a law clerk in multiple local government offices, including the Fairfax County Attorney's Office and the City of Alexandria Attorney's Office.

### Honors

Virginia Business, Legal Elite in Real Estate/Land Use, 2020  
Arlington Magazine, Top Attorney - Land Use/Zoning, 2019  
Virginia Super Lawyers, Rising Star in Land Use/Zoning, 2015, 2019-2021  
Washington D.C. Super Lawyers, Rising Star in Land Use/Zoning, 2019-2021

### Experience

- Associate counsel to Northern Virginia water and waste authority.

- Approval of Braddock Gateway, Phases II & III for over 600 new multifamily units with ground floor retail in the City of Alexandria's Braddock neighborhood.
- Lead counsel for approval of 1555 Wilson Boulevard, including rezoning and 4.1 Site Plan special exception applications to permit 1.2 million square feet of mixed-use residential and retail development in Arlington's West Rosslyn neighborhood.
- Lead counsel for approval of 6711 Lee Highway, including rezoning and 4.1 Site Plan special exception applications to permit 27 new town homes along Lee Highway in Arlington's East Falls Church neighborhood.
- 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.
- Approval of Proffer Condition Amendment and Special Use Permit applications in Prince William County, Virginia for over 151,000 square feet of self-storage facility use.

## Published Articles

Kasa Living, a pop-up hotel startup, is coming to Rosslyn  
*Washington Business Journal*, December 28, 2020

Developer targets Days Inn along Route 50 in Arlington for mixed-use  
*Washington Business Journal*, October 29, 2020

Arlington County Board Unanimously Approves Clarendon West  
*BKK Construction & Land Use Newsletter*, December 2015

Sign, Sign, Everywhere a Sign (Ordinance): Reed v. Town of Gilbert, the First Amendment and Signs  
*BKK Construction & Land Use Newsletter*, September 2015

Fairfax County's Plans for the Route 1 Corridor  
*BKK Construction & Land Use Newsletter*, June 2015

Arlington's New Take on Density Exclusions  
*BKK Construction & Land Use Newsletter*, March 2015

Arlington's New LEED Standards  
*BKK Construction & Land Use Newsletter*, December 2014

Look! Up in the Sky! It's a...Plane!: Proposed FAA Policy Could Affect Building Heights  
*BKK Construction & Land Use Newsletter*, June 2014

I Know My (Vested) Rights! Developing a Project in a Changing Climate  
*BKK Construction & Land Use Newsletter*, March 2014

Saying What You Mean and Meaning What You Say: Collecting Cash Proffers for Residential Development  
*Virginia Real Estate, Land Use & Construction Law Blog*, January 22, 2014

Much Ado About Subdivision: Building on a Subdivided Lot When the Locality Never Approved the Subdivision Plat  
*Virginia Real Estate, Land Use & Construction Law Blog*, January 6, 2014

Searching for the Escape Hatch: The Variance  
*BKK Construction & Land Use Newsletter*, December 3, 2013

Of Boats, Dining, and Zoning: Virginia Supreme Court Decides Old Dominion Boat Club v. Alexandria City Council  
*Virginia Real Estate, Land Use & Construction Law Blog*, November 1, 2013

*Newberry Station*: Political Contributions vs. Political Realities  
*BKK Construction & Land Use Newsletter*, September 2013

Sansotta v. Town of Nags Head: Localities Cannot Manipulate the Litigation Process to Avoid Taking Claims  
*Virginia Real Estate, Land Use & Construction Law Blog*, July 27, 2013

What the SCOTUS Opinion in *Koontz v. St. Johns River Water Management District* Means for Virginia Property Owners  
*Virginia Real Estate, Land Use & Construction Law Blog*, June 25, 2013

Zoning Ordinance Revisions Affecting Arlington County's By-Right Outdoor Cafés  
*BKK Construction & Land Use Newsletter*, June 2013

## Speaking Engagements

Future of Arlington County  
Arlington, VA, November 14, 2019

Introduction to Zoning, NAIOP Northern Virginia Chapter  
January 23, 2018

Transferable Development Rights - What They Are and Why You Need to Know  
Bean, Kinney & Korman, January 27, 2017

## News

County Board Approves Red Top Cab Project Amendments  
June 15, 2021

2021 Super Lawyers  
May 6, 2021

2020 Super Lawyers  
May 7, 2020

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

2019 Super Lawyers  
April 18, 2019

Matthew Roberts Named Shareholder of Bean, Kinney & Korman, P.C.  
January 5, 2018

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

Matthew Roberts interviewed in "Could Supreme Court ruling affect local proffer policies?"  
*Charlottesville Tomorrow*, July 22, 2013

Matthew Roberts Joins Firm as a Land Use & Zoning Attorney  
May 7, 2013

## Professional & Community Affiliations

NAIOP, Northern Virginia, Co-Chair - Arlington County Government Relations Sub-Committee

Northern Virginia Building Industry Association

Northern Virginia Transportation Alliance, Board Member

Virginia Bar Association

## Beyond the Suit

When he isn't deep into Virginia zoning laws, Matt enjoys cooking, playing the drums, weight training and spending time with his wife and cat.