

Jonathan C. Kinney

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PRACTICE AREAS

Real Estate

Zoning & Land Use

Estate Planning,
Administration & Wealth
Transfer

INDUSTRIES

Associations & Nonprofit
Organizations

Real Estate Development &
Investment

Small, Emerging & Growing
Businesses

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 laws and 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 regional and local 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

BAR AND 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

EDUCATION

University of Chicago, J.D., 1971

Duke University, B.A., 1968

buildings.



AWARDS AND HONORS

Arlington Magazine, Top Attorney – Land Use/Zoning, 2022

Virginia Lawyers Weekly, Leader in the Law, 2021

Arlington Magazine, Top Attorney – Land Use/Zoning, Real Estate, Trusts & Estates, 2021

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 – 2023

Washington, D.C. Super Lawyers in Land Use/Zoning, 2012 – 2022

Virginia Super Lawyers in Land Use/Zoning, 2011 – 2022

Arlington Business Hall of Fame, Inducted in 2014

Washingtonian, Top Lawyer in Real Estate, 2007, 2009, 2011, 2013, 2015, 2022

SmartCEO, Power Player Award, 2013

Northern Virginia magazine, Top Lawyer, Real Estate, 2013, 2022

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
- 5 Ways for Business Owners to Protect Their Assets
- Obama Proposes Changes to Federal Tax Policy
- Amendment to the Interstate Land Sales Full Disclosure Act
- Estate Planning Questions: Naming a Beneficiary to your Accounts
- Looking for a New Acronym? Try QLAC
- Thinking of Moving to Florida? Maybe a Little Further South is a Better Option
- New Investment Thinking for Trustees?
- A Contrarian View on Bypass Trusts
- 1031 Exchanges with a Twist
- Uniform Real Property Transfer on Death Act
- When You Thought It Was Safe to Go Back in the Water – Estate Tax Revisions
- Per Stirpes Means Per Stirpes, Correct?
- How to Protect Your Assets As a Business Owner
- Asset Protection Trusts in Virginia
- Details Matter: Family Limited Liability Companies and 1031 Exchanges

- Portability Rule Clarified
- Nimby! The Views at Clarendon Project and Litigation 2004-2011
- Augmented Estates
- The Role of the Trust Protector
- Virginia Uniform Power of Attorney Act
- Practice as a LEED Accredited Professional
- Tax Court Finds Gifts of Limited Partnership Interests Don't Qualify for Annual Gift Tax Exclusion
- The Benefits of LEDs
- Unraveling the World of Joint Accounts and Beneficiary Designations
- Family Limited Partnership and Family Limited Liability Company Valuation Discount Planning

BLOGS

- Potential Pitfalls to Purchasing Old Condominiums or Townhomes with HOAs
Real Estate, Land Use & Construction Law, Thursday June 16, 2022
- Plan Langston Boulevard – A Lesson in Smart Planning: Encouraging Investment and Development in Arlington
Real Estate, Land Use & Construction Law, Thursday June 16, 2022
- New Owner-Occupancy Rules for Condominium Developments
Real Estate, Land Use & Construction Law, Friday November 4, 2016
- Underground Vaults in Virginia
Real Estate, Land Use & Construction Law, Wednesday October 14, 2015

SPEAKING ENGAGEMENTS

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- Future of Arlington County – Exploring New Development Opportunities in the Rosslyn-Ballston Corridor and Beyond
Thursday, July 21, 2022
- 3rd Annual Rosslyn-Ballston Corridor Summit
Renaissance Arlington Capital View Hotel in Arlington,
Virginia, Thursday, May 31, 2012

NEWS

- Six Bean, Kinney & Korman Attorneys Named in the Washingtonian's 2022 Top Lawyers List
Monday November 28, 2022
- Twenty-one Attorneys from Bean, Kinney & Korman Recognized as Top Attorneys for 2022 by Arlington Magazine
Thursday October 13, 2022
- Sixteen Attorneys from Bean, Kinney & Korman Listed in 2023 Best Lawyers in America and Six Attorneys Listed in Best Lawyers: Ones to Watch
Thursday August 18, 2022
- 2022 Super Lawyers
Thursday May 5, 2022
- Twenty-eight Attorneys from Bean, Kinney & Korman Recognized as Top Attorneys for 2021 by Arlington Magazine
Thursday October 21, 2021
- Fifteen Attorneys from Bean, Kinney & Korman Listed in 2022 Best Lawyers in America and Five Attorneys Listed in Best Lawyers: Ones to Watch
Thursday August 19, 2021
- 2021 Super Lawyers
Thursday 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
Thursday August 20, 2020
- 2020 Super Lawyers
Thursday May 7, 2020

- Twenty-six Attorneys from Bean, Kinney & Korman Recognized as Top Attorneys by *Arlington Magazine* Friday October 18, 2019
- Eleven Attorneys from Bean, Kinney & Korman Listed in 2020 Best Lawyers in America Thursday August 15, 2019
- 2019 Super Lawyers Thursday April 18, 2019
- Jon Kinney Interview – Arlington Voices *WERA 96.7*, Friday December 14, 2018
- Jon Kinney Discusses Impact of 5G Technology in Arlington County *ARLnow*, Wednesday October 17, 2018
- Ten Attorneys from Bean, Kinney & Korman Listed in 2019 Best Lawyers in America Wednesday August 15, 2018
- Bean, Kinney & Korman Attorneys Recognized as 2018 Virginia Super Lawyers, Top 10 and Rising Stars Monday April 30, 2018
- Tax Update for Individuals Thursday January 18, 2018
- Nine Attorneys from Bean, Kinney & Korman Listed in 2018 Best Lawyers in America Tuesday August 22, 2017
- Fourteen Attorneys from Bean, Kinney & Korman Recognized as 2017 Virginia Super Lawyers and Rising Stars Thursday April 13, 2017
- Virginia General Assembly Commend Jonathan C. Kinney in House Joint Resolution No. 592 Thursday March 9, 2017
- Bean, Kinney & Korman Attorneys Win Virginia Supreme Court Appeal Involving Local Taxation of Transferable Development Rights Monday January 9, 2017
- Eight Attorneys from Bean, Kinney & Korman Listed in 2017 Best Lawyers in America Monday August 15, 2016

- Eleven Attorneys from Bean, Kinney & Korman Recognized as 2016 Virginia Super Lawyers and Rising Stars
Thursday April 7, 2016
- Eight Attorneys from Bean, Kinney & Korman Listed in 2016 Best Lawyers in America
Monday August 17, 2015
- Twelve Attorneys from Bean, Kinney & Korman Recognized as 2015 Virginia Super Lawyers and Rising Stars
Thursday April 9, 2015
- Eight Attorneys from Bean, Kinney & Korman Listed in 2015 Best Lawyers in America
Monday August 18, 2014
- Six Attorneys from Bean, Kinney & Korman Recognized as 2014 Virginia Super Lawyers
Friday June 13, 2014
- Jonathan Kinney Inducted into Arlington Business Hall of Fame
Tuesday May 20, 2014
- Six Attorneys Recognized as 2014 Washington, D.C. Super Lawyers
Friday April 25, 2014
- Eight Attorneys Recognized as 2014 Best Lawyers in America
Thursday August 15, 2013
- Six Attorneys Recognized as 2013 Virginia Super Lawyers
Monday June 17, 2013
- Nine Attorneys Recognized as 2013 Best Lawyers
Thursday August 23, 2012
- Six Attorneys Recognized as 2012 Virginia Super Lawyers
Monday 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, Friday June 1, 2012
- Arlington County Board Approves Clarendon Block Redevelopment
Arlington County News, Tuesday January 24, 2012

- Seven Attorneys from Bean, Kinney & Korman Recognized as 2012 Best Lawyers
Friday September 9, 2011
- Four Attorneys Recognized as 2011 Virginia Super Lawyers
Thursday June 23, 2011
- Bean, Kinney & Korman Represents Developer of 'The Views' at Clarendon in Dismissed Case
Monday January 3, 2011
- Jonathan Kinney receives Arlington Partnership for Affordable Housing's Affordable Housing Award
Tuesday October 5, 2010
- Bean, Kinney & Korman Recognized as First-Tier Law Firm For Family Law and Family Law Mediation
Monday September 27, 2010
- Bean, Kinney & Korman Represents Developer 1210 North Highland Street in Peter Glassman, Plaintiff v. Arlington County, Virginia, et. al.
Tuesday April 13, 2010
- Arlington Law Firm Puts a Focus on Supporting Energy-Efficient Design
Sun Gazette, Sunday May 10, 2009
- Bean, Kinney & Korman Plays Significant Role in Introducing Arlington's First LEED Gold Residential Building
Monday April 27, 2009

BEYOND THE SUIT

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