



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

**DPZ Office Use only:**  
 File No. *WP-22-131*  
 Date Filed

**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:** Enchanted Forest Shopping Center, SDP-90-74

**Subdivision Name/Property Identification:** Parcel 454 / 10040 Baltimore National Pike Ellicott City, MD 21042

**Location of property:** 580 feet east of the intersection of Bethany Lane and Baltimore National Pike/Route 40

**Existing Use:** Shopping Center      **Proposed Use:** Shopping Center (no change)

**Tax Map:** 24      **Grid:** 02      **Parcel No:** 454      **Election District:** 2-18

**Zoning District:** B-2      **Total site area:** 31.753 AC

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

SDP-90-074, SDP-90-187 (mass grading plan), F-13-088 (Plat of revision)

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.1201(v) (Title 16)	The subject property was developed before the woodland conservation manual took effect. We are tasked with retroactively meeting WC manual requirements so we are asking to use the limit of disturbance as the net tract area for calculations, which is allowed per section 3.2.4 of the Conservation Manual for LOD under 40,000 SF rather than the definition of net tract area in Section 16.1201.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Jim Madden, Agent* Date: 5/27/22

Signature of Petitioner Preparer: *Jim Madden* Date: 5/27/22

Name of Property Owner: Kimco Realty Corporation, Enchanted Forest, LLC

Name of Petition Preparer: Morris & Ritchie Associates, Inc.

Address: 1954 Greenspring Drive, Suite 330

Address: 14280 Park Center Drive, Suite A

City, State, Zip: Timonium, MD 21093

City, State, Zip: Laurel, MD 20707

E-Mail: DNJohnson@kimcorealty.com

E-Mail: mmitchell@mragta.com

Phone No.: -----

Phone No.: 410-792-9792

Contact Person: Danielle Johnson, Property Manager

Contact Person: Michael A. Mitchell, RLA, AICP, LEED AP

Owner's Authorization Attached