

County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 1

Resolution No. 22 -2026

Introduced by: The Chairperson at the request of the County Executive

Short Title: Private Road Easement and Use in Common Easement Termination - College Avenue, Ellicott City, Maryland

Title: A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that a private road easement and use in common easement serving County property located on College Avenue in Ellicott City are no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to terminate and quitclaim the County's interest, if any, in and to a private road easement and a use in common access easement to the owners of the adjacent properties: Ingrid Wilson and Michael Joseph Coffey; Patricia Driscoll and John Eric Morris; and Diane E. Caruso, the Personal Representative of the Estate of Patricia E. Sadler; and providing that the County Executive is not bound to quitclaim the private road easement and the use in common access easement if he finds that the private road easement and use in common easement may have a further public use.

Introduced and read first time Jan 5, 2026.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on Jan 20, 2026.

By order Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted ☒, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on Feb 2, 2026.

Certified By Michelle Harrod
Michelle Harrod, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, Howard County, Maryland (the “County”), acquired Open Space Lot 21 in
2 the Autumn Overlook subdivision, located at 3961 College Avenue, by Deed dated December
3 22, 2014, and recorded among the Land Records of Howard County (the “Land Records”) in
4 Liber 15958, folio 178 (the “County Parcel”); and

5
6 **WHEREAS**, the County Parcel was historically accessible by way of a 10-foot Private
7 Road Easement (the “Private Easement”) across properties located at 3879, 3899, and 3919
8 College Avenue and shown on the plat entitled “Cotter Property, Lot 1 and Lot 2” attached as
9 Exhibit A recorded among the Land Records as Plat No. 13151 (the “Plat”); and

10
11 **WHEREAS**, the County Parcel also benefited from a “25’ Use In Common Access
12 Easement for Lots 1, 2 and the Spahn Property” shown on the Plat (the “Use In Common
13 Easement”); and

14
15 **WHEREAS**, the Private Easement and the Use In Common Easement provided access to
16 the County Parcel, formerly known as the Spahn Property; and

17
18 **WHEREAS**, Ingrid Wilson and Michael Joseph Coffey; Patricia Driscoll and John Eric
19 Morris; and Diane E. Caruso, the Personal Representative of the Estate of Patricia E. Sadler
20 (collectively the “Adjacent Property Owners”) are the fee simple owners of the adjacent
21 properties; and

22
23 **WHEREAS**, the Department of Recreation and Parks and the Department of Public
24 Works have reviewed and approved the proposed quitclaim of the Private Easement and the Use
25 In Common Easement for no consideration and had determined that the County no longer
26 requires the Private Easement or the Use In Common Easement for access to the County Parcel
27 or existing County sewer facilities because access is available directly from College Avenue;
28 and

29
30 **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code
31 authorizes the County Council to declare that property is no longer needed for public purposes and

1 also authorizes the County Council to waive advertising and bidding requirements for an individual
2 conveyance of real property upon the request of the County Executive; and
3

4 **WHEREAS**, the County Council has received a request from the County Executive to
5 waive the advertising and bidding requirements in this instance for the conveyance in the form of
6 a quitclaim deed to the Adjacent Property Owners of the 10-foot Private Road Easement and the
7 Use In Common Easement.
8

9 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
10 Maryland, this 2 day of February, 2026, that the following easements are no longer
11 needed by the County for public purposes and may be conveyed by quitclaim deed to the adjacent
12 property owners, Ingrid Wilson and Michael Joseph Coffey; Patricia Driscoll and John Eric
13 Morris; and Diane E. Caruso, the Personal Representative of the Estate of Patricia E. Sadler:

14 (1) The 10' Private Road Easement shown on the Plat; and

15 (2) The 25' Use In Common Access Easement for Lots 1, 2 and the Spahn Property shown on
16 the Plat.
17

18 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
19 Executive and having held a public hearing, the County Council declares that the best interest of
20 the County will be served by authorizing the County Executive to waive the usual advertising and
21 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the
22 Private Easement and Use In Common Access Easement by quitclaim deed.
23

24 **BE IT FURTHER RESOLVED** that if the County Executive finds that the easements
25 should not be terminated, he is not bound to terminate the County's easement interests in
26 accordance with this Resolution.

U.S. EQUIVALENT COORDINATE TABLE		
NO.	NORTH	EAST
1	582059.281	1370005.089
2	582059.271	1370005.079
3	582059.261	1370005.069
4	582059.251	1370005.059
5	582059.241	1370005.049
6	582059.231	1370005.039
7	582059.221	1370005.029
8	582059.211	1370005.019
9	582059.201	1370005.009
10	582059.191	1370004.999
11	582059.181	1370004.989
12	582059.171	1370004.979
13	582059.161	1370004.969
14	582059.151	1370004.959
15	582059.141	1370004.949
16	582059.131	1370004.939
17	582059.121	1370004.929
18	582059.111	1370004.919
19	582059.101	1370004.909
20	582059.091	1370004.899
21	582059.081	1370004.889
22	582059.071	1370004.879
23	582059.061	1370004.869
24	582059.051	1370004.859
25	582059.041	1370004.849
26	582059.031	1370004.839
27	582059.021	1370004.829
28	582059.011	1370004.819
29	582059.001	1370004.809
30	582058.991	1370004.799
31	582058.981	1370004.789
32	582058.971	1370004.779
33	582058.961	1370004.769
34	582058.951	1370004.759
35	582058.941	1370004.749
36	582058.931	1370004.739
37	582058.921	1370004.729
38	582058.911	1370004.719
39	582058.901	1370004.709
40	582058.891	1370004.699
41	582058.881	1370004.689
42	582058.871	1370004.679
43	582058.861	1370004.669
44	582058.851	1370004.659
45	582058.841	1370004.649
46	582058.831	1370004.639
47	582058.821	1370004.629
48	582058.811	1370004.619
49	582058.801	1370004.609
50	582058.791	1370004.599
51	582058.781	1370004.589
52	582058.771	1370004.579
53	582058.761	1370004.569
54	582058.751	1370004.559
55	582058.741	1370004.549
56	582058.731	1370004.539
57	582058.721	1370004.529
58	582058.711	1370004.519
59	582058.701	1370004.509
60	582058.691	1370004.499
61	582058.681	1370004.489
62	582058.671	1370004.479
63	582058.661	1370004.469
64	582058.651	1370004.459
65	582058.641	1370004.449
66	582058.631	1370004.439
67	582058.621	1370004.429
68	582058.611	1370004.419
69	582058.601	1370004.409
70	582058.591	1370004.399
71	582058.581	1370004.389
72	582058.571	1370004.379
73	582058.561	1370004.369
74	582058.551	1370004.359
75	582058.541	1370004.349
76	582058.531	1370004.339
77	582058.521	1370004.329
78	582058.511	1370004.319
79	582058.501	1370004.309
80	582058.491	1370004.299
81	582058.481	1370004.289
82	582058.471	1370004.279
83	582058.461	1370004.269
84	582058.451	1370004.259
85	582058.441	1370004.249
86	582058.431	1370004.239
87	582058.421	1370004.229
88	582058.411	1370004.219
89	582058.401	1370004.209
90	582058.391	1370004.199
91	582058.381	1370004.189
92	582058.371	1370004.179
93	582058.361	1370004.169
94	582058.351	1370004.159
95	582058.341	1370004.149
96	582058.331	1370004.139
97	582058.321	1370004.129
98	582058.311	1370004.119
99	582058.301	1370004.109
100	582058.291	1370004.099

LINE TABLE		
COORD. NO.	BEARING	DISTANCE
12 TO 13	N03°42'42" W	67.00'
13 TO 14	N08°51'28" E	62.00'
14 TO 15	N06°44'22" W	45.39'
15 TO 16	N03°55'24" W	93.61'
16 TO 17	S02°52'24" W	93.61'
17 TO 18	S05°41'31" W	59.60'
18 TO 19	S10°41'31" W	59.60'
19 TO 20	S15°41'31" W	59.60'
20 TO 21	S20°41'31" W	59.60'
21 TO 22	S25°41'31" W	59.60'
22 TO 23	S30°41'31" W	59.60'
23 TO 24	S35°41'31" W	59.60'
24 TO 25	S40°41'31" W	59.60'
25 TO 26	S45°41'31" W	59.60'
26 TO 27	S50°41'31" W	59.60'
27 TO 28	S55°41'31" W	59.60'
28 TO 29	S60°41'31" W	59.60'
29 TO 30	S65°41'31" W	59.60'
30 TO 31	S70°41'31" W	59.60'
31 TO 32	S75°41'31" W	59.60'
32 TO 33	S80°41'31" W	59.60'
33 TO 34	S85°41'31" W	59.60'
34 TO 35	S90°41'31" W	59.60'
35 TO 36	S95°41'31" W	59.60'
36 TO 37	S100°41'31" W	59.60'
37 TO 38	S105°41'31" W	59.60'
38 TO 39	S110°41'31" W	59.60'
39 TO 40	S115°41'31" W	59.60'
40 TO 41	S120°41'31" W	59.60'
41 TO 42	S125°41'31" W	59.60'
42 TO 43	S130°41'31" W	59.60'
43 TO 44	S135°41'31" W	59.60'
44 TO 45	S140°41'31" W	59.60'
45 TO 46	S145°41'31" W	59.60'
46 TO 47	S150°41'31" W	59.60'
47 TO 48	S155°41'31" W	59.60'
48 TO 49	S160°41'31" W	59.60'
49 TO 50	S165°41'31" W	59.60'
50 TO 51	S170°41'31" W	59.60'
51 TO 52	S175°41'31" W	59.60'
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55 TO 56	S195°41'31" W	59.60'
56 TO 57	S200°41'31" W	59.60'
57 TO 58	S205°41'31" W	59.60'
58 TO 59	S210°41'31" W	59.60'
59 TO 60	S215°41'31" W	59.60'
60 TO 61	S220°41'31" W	59.60'
61 TO 62	S225°41'31" W	59.60'
62 TO 63	S230°41'31" W	59.60'
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LINE TABLE	
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Howard County

Internal Memorandum

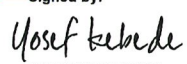
Subject: Testimony & Fiscal Impact Statement
Council Resolution No. -2026 declaring that an easements access to 3961 College Avenue in Ellicott City are no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to terminate and quitclaim the County's interest in and to a private road easement and a use in common access easement to the owners of the adjacent properties; and providing that the County Executive is not bound to quitclaim the easement rights if he finds that the private road easement may have a further public use.

To: Brandee Ganz,
Chief Administrative Officer

From: Nick Mooneyhan, Director
Department of Recreation and Parks

Signed by:

8226CB2AA8164F1...

Yosef Kebede, Director
Department of Public Works

Signed by:

B4217725E8EC47C...

Date: December 23, 2025

The Department of Recreation and Parks and the Department of Public Works have been designated coordinators for preparation of testimony declaring that a private road easement and a use in common easement serving County property located on College Avenue in Ellicott City are no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to terminate and quitclaim the County's interest, if any, in and to the private road easement and the use in common access easement to the owners of the adjacent properties: Ingrid Wilson and Michael Joseph Coffey; Patricia Driscoll and John Eric Morris; and Diane E. Caruso, the Personal Representative of the Estate of Patricia E. Sadler; and providing that the County Executive is not bound to quitclaim the private road easement and the use in common access easement if he finds that the private road easement and the use in common easement may have a further public use.

Howard County, Maryland, acquired Open Space Lot 21 in the Autumn Overlook subdivision, located at 3961 College Avenue, by Deed dated December 22, 2014 and recorded among the Land Records of Howard County in Liber 15958, folio 178 (the "County Parcel"). The County Parcel was historically accessible by use of the 10' Private Road Easement (the "Private Easement") across properties located at 3879, 3899, and 3919 College Avenue and shown on the attached plat for Cotter Property recorded among the aforesaid Land Records as Plat No. 13151 (the "Plat"). The County Parcel also benefitted from a "25' Use In Common Access Easement for Lots 1, 2 and the Spahn Property" shown on the Plat (the "Use In Common Easement"). The Private Easement

Brandee Ganz
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December 23, 2025

and the Use In Common Easement provided access to the County Parcel, formerly known as the Spahn Property.

The Department of Recreation and Parks and the Department of Public Works have reviewed and approved the proposed quitclaim of the Private Easement and the Use In Common Easement for no consideration. The County no longer requires the Private Easement or the Use In Common Easement for access to the County Parcel or existing County sewer facilities because access is available directly from College Avenue.

There is no fiscal impact to the County to quitclaim the County's interest in the Private Easement or the Use In Common Easement.

Department representatives will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact the departments.

EAI
cc: Jennifer Sager
File

SP/Legislation/2026/CollegeAvenueDisposition