

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This Resolution was read the third time and was Adopted Adopted with amendments __, Failed __, Withdrawn __, by the County Council on Feb 2, 2026.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.


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.

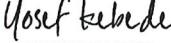
To: Brandee Ganz,
Chief Administrative Officer

From: Nick Mooneyhan, Director
Department of Recreation and Parks

Signed by:

B226CB2AA8164F1...

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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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