


Howard County

Internal Memorandum

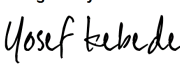
Subject: Testimony & Fiscal Impact Statement
 Council Resolution No. -2026 declaring that an easements access to 3961 College Avenue in Ellicott City are no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the 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:

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Yosef Kebede, Director
 Department of Public Works

Signed by:

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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

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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