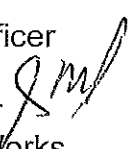



Howard County
Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. _____ - 2015 pursuant to Section 4.201 of the Howard County Code declaring that a portion of County Open Space known as Parcel 82 on Tax Map 35 located on Guilford Road containing approximately 4195 square feet is no longer needed by Howard County, Maryland for public purposes; authorizing the County Executive to convey a driveway easement interest to the adjacent property owners; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to grant the easement if he finds that the property may have a further public use.

To: Lonnie R. Robbins
Chief Administrative Officer

From: James M. Irvin, Director 
Department of Public Works

Date: June 24, 2015

The Department of Public Works has been designated coordinator for the preparation of testimony relative to the conveyance of an easement.

The County acquired an Open Space Lot known as Parcel 82 on Tax Map 35 from the State Highway Administration, Maryland Department of Transportation, by deed dated July 10, 2006 recorded among the Land Records of Howard County, Maryland in Liber 10142, folio 232 (the "County Property"). The County Property was conveyed subject to two existing easements for access to adjacent properties.

Sean and Jeannine Grantham own property located at 7374 Guilford Road which is adjacent to the County Property. Mr. and Mrs. Grantham have requested an easement containing approximately 4195 square feet on the County Property for use as a driveway (the "Easement") to provide ingress and egress to the house they intend to construct on their property. The existing easement for ingress and egress to the Grantham's property is problematic due to environmental impacts, such as wetlands' disturbance, extensive tree removal and limited sight distance where the existing ingress and egress easement intersects Guilford Road.

The Department of Public Works and the Department of Recreation and Parks have reviewed the proposed conveyance of the Easement. We do not believe that the conveyance of the Easement through the County Property to the Granthams' property will have any adverse effect on the use of the remainder of the County Property. The County will continue to use the property as open space.

Lonnie R. Robbins
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June 24, 2015

The Department of Public Works performed an in-house appraisal valuation to determine the value for the conveyance of the Easement to the Granthams. The estimated fair market value of the Easement is \$1,720.00. The Granthams have agreed to pay the fair market value of the Easement to the County. Once the legislation is approved, the County will prepare a Deed of Easement agreement to be executed by the Granthams and the County for the conveyance of the Easement, with the condition that if the driveway is no longer needed or used by the Granthams for access, the easement interest shall be terminated. This Deed of Easement will then be recorded in the land records. The Granthams will pay all costs associated with the construction and future maintenance of their driveway. Based on the above information, there is no fiscal impact to the County. The Granthams will pay the County \$1,720.00 for the conveyance of the Easement.

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

cc: Jennifer Sager
Raul Delerme, Department of Recreation & Parks
File

RIM/Legislation/2015/Grantham