

Request from
Fox Chapel Neighborhood Association
to Repave Streets and Replace Curbs

Baltimore County Town Hall Meeting

11 March 2026



FOX CHAPEL

The Neighborhood

Fox Chapel is a neighborhood of 94 homes lying between Pot Spring and Dulaney Valley Roads, south of Timonium Road. The neighborhood was first developed in the early 1960s. Many residents have lived in the neighborhood for decades and have invested significantly in maintaining their homes and properties. Fox Chapel has historically required relatively little in terms of County infrastructure investment or services. We are members of the Greater Council of Community Associations.

Context of the Request

In recent years there have been an increasing number of water main failures in the neighborhood. These failures have been disruptive, and some have resulted in the formation of significant sinkholes. A few years ago, the County prioritized the replacement of the water mains in the neighborhood. That project began last spring and is complete except for Chapelwood Lane between Pot Spring Road and Candlelight Court, which is expected to be finished this spring.

We are sincerely grateful to the County for prioritizing this project. We are thankful to Wade Kach and his staff for their help in getting this done. County staff were very responsive throughout the process, providing information to neighborhood representatives, listening to our concerns, and acting on neighborhood requests, such as relocating equipment when it was stored in potentially dangerous locations. We commend them for their responsiveness and professionalism. It is our understanding that the project is currently ahead of schedule and under budget.

As part of the project, the County plans to repave an 11-foot-wide strip of road along the sections excavated during the water main replacement. This paving is slated to begin once the remaining water main work is completed.

Request

We respectfully request that, instead of paving only an 11-foot-wide strip, all the roads in the neighborhood be fully repaved. In addition, we request that the existing asphalt curbs be replaced.

Justification

As shown in the photos below, the current roads are not in good condition. While the ratings on the County website range between 39 and 55, these ratings are several years old. Potholes frequently develop and, though repaired, often return in short order. Many of the most deteriorated sections of roadway are located in portions of the street that would not be included in the partial repaving associated with the water project.

We believe it would be a more efficient use of County resources to repave the full width of the neighborhood roads at this time. Because paving equipment and crews will already be mobilized in the neighborhood for the water main project, completing full-width repaving at

this time would likely be significantly more cost-effective than returning in future years to repave the remaining sections. Further, Partial repaving will leave seams between the new and existing pavement that are likely to deteriorate more quickly. Full-width repaving would provide a more durable surface and avoid the need for additional repairs in the near future.

The asphalt curbs in the neighborhood are also in poor condition. Damage from snowplows and normal aging has resulted in frequent gaps and deterioration. In addition to being unsightly and complicating yard maintenance, the degraded curbs contribute to erosion of soil into the storm sewer system. Replacing these curbs while repaving the streets would again represent a prudent long-term investment of taxpayer funds.

We recognize that the County must prioritize infrastructure investments across many neighborhoods and that resources are limited. However, because paving equipment and crews will already be mobilized in Fox Chapel for the water main project, this presents a unique opportunity to complete full-width repaving at a significantly lower cost than would otherwise be possible. Addressing the roads and curbs at the same time as the water infrastructure work would maximize the value of the County's current investment and help avoid the need for additional repairs and disruption in the future.

The Evidence

To demonstrate the problem, we have attached a number of photos showing the condition of the roads. Aerial photos are presented along with the positions indicated on the map below. The photos cover many of the roads in the neighborhood; additional photos were not included due to space constraints. Note in particular that the most degraded surfaces are often outside the region that would be repaved as part of the water project. In many instances, this is because the excavated portion of the roadway had previously been repaired after localized water damage and is therefore newer than other pavement in the neighborhood.

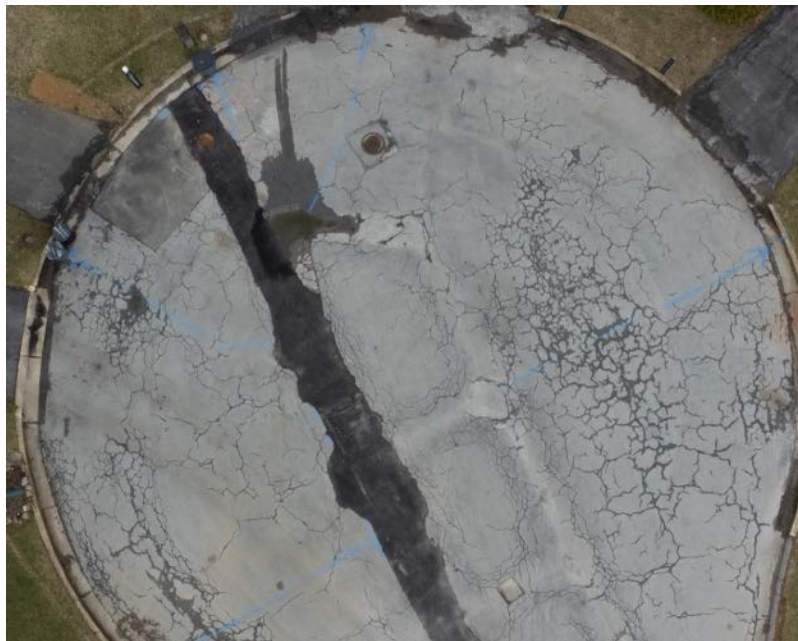
To further document the condition of the roads, we have included a series of photos taken on foot. The locations where these photos were taken are also shown on a map, and the images illustrate the overall poor condition of the roads.

Finally, we have included a series of photos illustrating the deteriorated condition of the asphalt curbs.

In conclusion, recent roadway improvements in the near-by Wyngate neighborhood have demonstrated the advantages of completing full-width repaving and curb replacement. We have attached a photo from that neighborhood showing how successful it was.



Dots show locations of overhead photos. Photos generally represent the areas where the roads are bad on the side opposite where the roads will be paved as part of the water main replacement project.





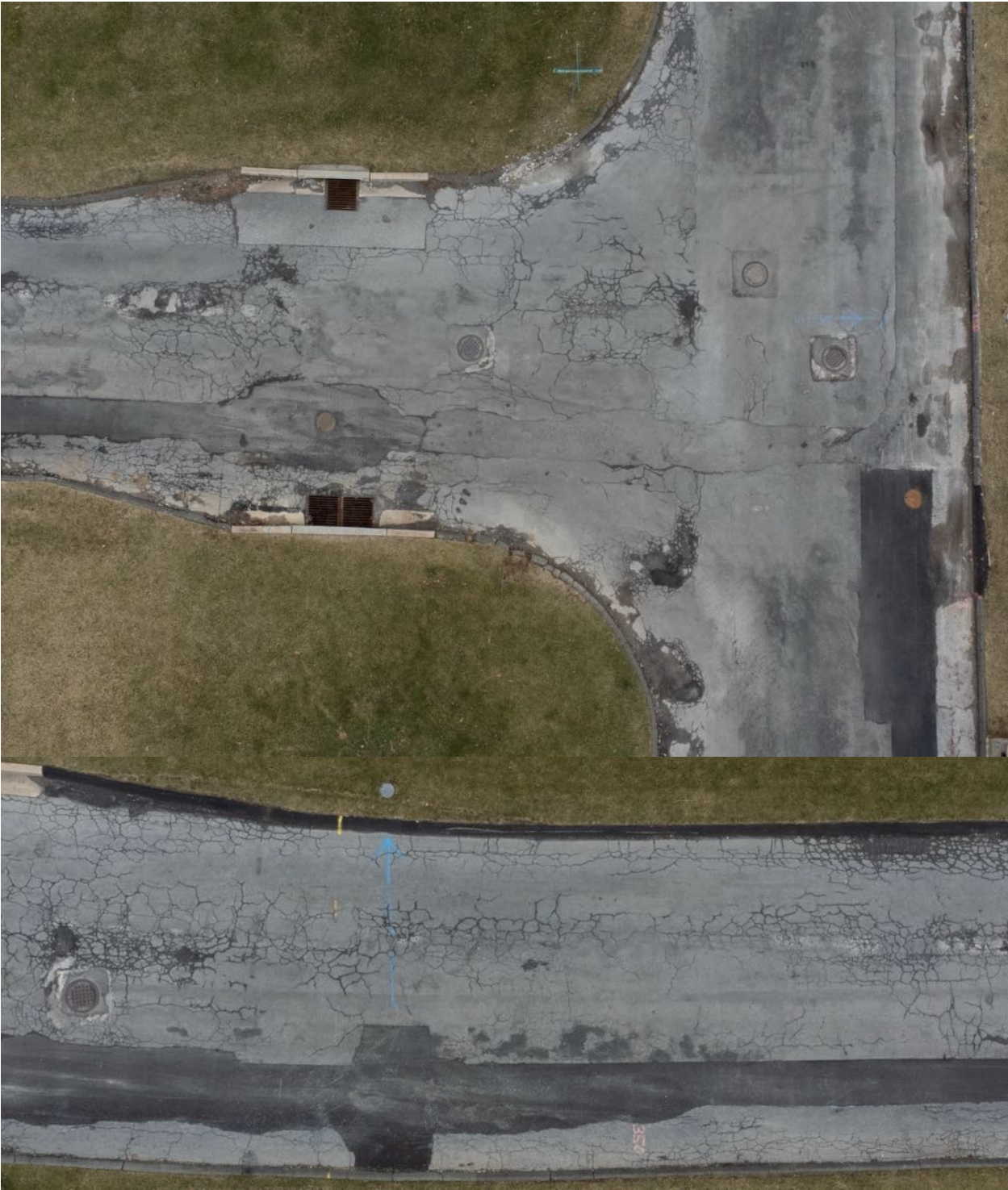




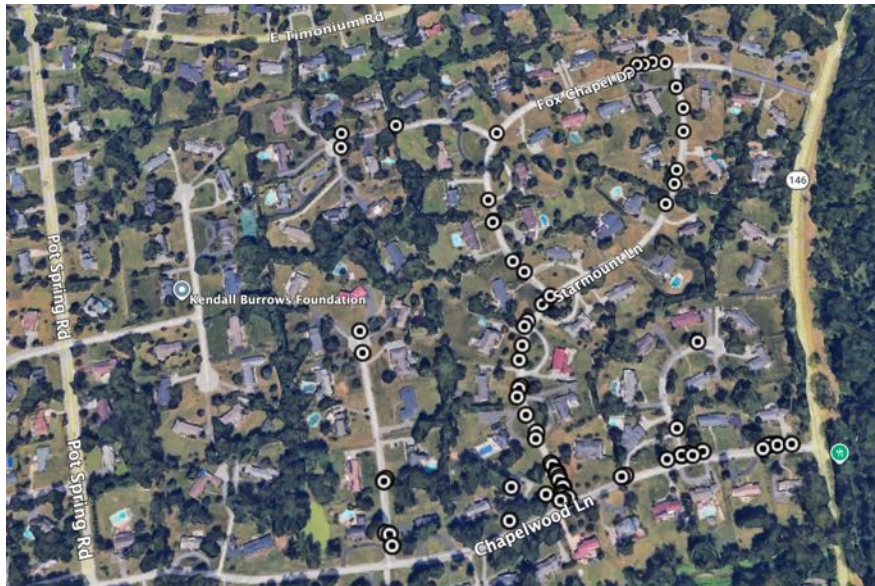












Dots indicate locations of close-up photos.







































Photo showing Success of the Full-Width Repaving and Replacing Curbs in the Wyngate Neighborhood.

