

DRAFT 7/5/77

Mr. Joseph S. Wholey
Chairman, Arlington County Board
Arlington, Virginia

Dear Mr. Wholey:

We, the undersigned residents of Fairlington Villages wish to bring before the Arlington County Board a serious problem which exists in our community.

Specifically, we refer to the continuous problem of sewer backups into the basements of low units which constitute approximately one in every 6 to 10 units. There are 540 lateral sewers serving the approximately 3400 units in Fairlington. These sewers were installed during W.W.II. Our partial records show that over 50 of these laterals have had backups in South Fairlington alone.

Documents in our possession show that in 1972 CBI Fairmac's original proposal for the condominium conversion of Fairlington included separate sewer connections for each unit. Later, a revised CBI Fairmac plan contemplating the use of the existing 6" common sewers was accepted by the Building Inspector's office with the proviso that these existing sewers be exposed and inspected by the County. The inspection requirement was recommended due to the history of sewer problems in Fairlington and "in order to protect the investment to be made by the

future purchasers of these units." Within 2 weeks this requirement was dropped after a meeting between CBI Fairmac and representatives of the County and Fairmac was permitted to inspect and repair lines as they "deemed necessary." We have yet to receive any reason, legal or otherwise, from the County or CBI Fairmac clarifying the rationale for the exemption or variance.

We believe the County to have been negligent in its duties in protecting the future investors and residents of Fairlington and therefore feel it is the duty of the present County Board to initiate remedial action.

We submit the following remedial proposals for your initial consideration:

- (1) Immediate County inspection and certification of the lateral sewers of all unsold units in North Fairlington with required replacement/repair as necessary by CBI Fairmac or the County.
- (2) Immediate County inspection of all Fairlington sewers that have had documented backups with the repair/replacement of these laterals at County or CBI Fairmac expense.
- (3) Future inspection and certification by the County of all other Fairlington laterals that are not now documented as "problem sewers" with replacement/repair at County or CBI Fairmac expense.
- (4) Consideration of the definition that any sewer that has

tree roots in it is automatically a "bad" sewer be a primary consideration by the County in whether to order the repair or replacement of a sewer.

- (5) The County will initiate an investigation of CBI Fairmac to ascertain whether there were/are violations of County Building Codes and whether CBI Fairmac should be required to disclose to future buyers and to the County their records of sewer maintenance problems.

We hope that you will agree that simple justice necessitates an open and full discussion of these serious problems.

Accordingly we are asking that the Board schedule a hearing as soon as possible to: (1) hear our grievances, (2) review our documentation and the material of record in County archives clarifying the several CBI proposals and County rationale or justification for variance from the initial proposals and existing county building codes, (3) discuss proposals for remedial action.

Attachments to this letter include a detailed statement of the Sewer Backup Situation in Fairlington and several letters related to the variance granted by Arlington County to CBI Fairmac in 1972.

Respectfully,