

**Board of Zoning Adjustment**

District of Columbia

441 4th Street, NW, Suite 210 South

Washington, DC 20001

**Re: Hardship Statement – 133 Galveston Place SW, Washington, DC**

Dear Members of the Board:

I am writing in my capacity as the listing agent for the property located at 133 Galveston Place SW, Washington, DC, to provide a professional opinion regarding the marketability of this property under its current classification as a single-family dwelling.

The subject property was formally listed for sale on February 21, 2025, at an initial asking price of \$650,000. Over the course of approximately four (4) months, the property remained actively marketed on the open market through Bright MLS and other standard residential listing platforms. During this period, the listing strategy was responsive to market feedback and included a series of substantial price reductions: from \$650,000 to \$580,000 (March 5, 2025), to \$560,000 (March 28, 2025), to \$525,000 (April 9, 2025), and ultimately to \$490,000 (May 9, 2025). This reflects a total reduction of \$160,000, or approximately 25% of the original list price.

Despite these aggressive pricing adjustments, well beyond what is typically necessary to stimulate buyer activity, the property failed to generate a viable offer and was ultimately withdrawn from the market on June 30, 2025. The total time on market was approximately 129 days, which exceeds typical exposure periods for comparable residential properties in the District of Columbia.

Based on market activity, buyer feedback, and observed demand trends in the immediate area, it is my professional opinion that the property, as currently configured and zoned for single-family use, does not align with prevailing market demand. Prospective purchasers in

this neighborhood have consistently demonstrated a preference for multi-unit or income-producing properties, and there was a clear lack of appetite for the subject property in its single-family form, even when offered at significantly reduced price points.

Importantly, the inability to secure a buyer was not due to lack of exposure, inadequate marketing, or overpricing alone. Rather, it reflects a fundamental mismatch between the property's permitted use and the highest and best use as indicated by current market conditions.

Accordingly, the continued restriction of this property to single-family use imposes a practical and economic hardship on the owner, as it materially limits the property's marketability and value. In my professional judgment, relief from the current zoning constraints would allow the property to be repositioned in a manner consistent with neighborhood demand, thereby restoring its viability in the marketplace.

I respectfully submit this statement in support of the requested zoning relief and am available to provide any additional information the Board may require.

Sincerely,



David Webser

Realtor Licensed in D.C and Maryland