

**IN RE: APPEAL OF GARY WEGMAN ON
BEHALF OF DIVERSIFIED INVESTMENT
PROPERTIES, LTD., RELATIVE TO A
PROPERTY LOCATED AT 200 N. 4TH
STREET, CITY OF READING, BERKS
COUNTY, PENNSYLVANIA**

**: BEFORE THE ZONING HEARING
: BOARD OF THE CITY OF READING,
: PENNSYLVANIA
:
: APPEAL NO. 2607-0019
:
: VARIANCE, INTERPRETATION
: AND/OR SPECIAL EXCEPTION**

**DECISION OF THE ZONING HEARING
BOARD OF THE CITY OF READING**

AND NOW, this 9th day of September, 2026, a hearing having been held on August 12, 2026, upon the application of Gary Wegman on behalf of Diversified Investment Properties, Ltd., notice of such hearing having been first sent and advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code and the City of Reading Zoning Ordinance, as amended, the Zoning Hearing Board of the City of Reading (hereinafter referred to as the “Zoning Board”) renders the following decision:

FINDINGS OF FACT

The Zoning Board finds the following facts:

1. Applicant is Gary Wegman on behalf of Diversified Investment Properties, Ltd., an adult individual residing at 3650 Perkiomen Avenue, Reading, Pennsylvania 19606 (hereinafter referred to as the “Applicant”).
2. Diversified Investment Properties, Ltd., is the fee simple owner of property located at 200 N. 4th Street, City of Reading, Berks County, Pennsylvania 19601 (hereinafter referred to as the “Subject Property”).
3. The Subject Property is located in the R-3 Residential Zoning District as that term and district is defined by the Zoning Ordinance of the City of Reading, as amended (hereinafter referred to as the “Zoning Ordinance”).
4. Applicant was represented by Osmer S. Deming, Esquire, 38 N. Sixth Street, Reading, PA 19601.

5. Applicant's application stated a request for a dimensional variance to extend an existing wall into a setback, a variance for fence height, a variance for pillar height, and a variance for a stockade fence height located in the setback at the Subject Property under Section 600-1302 of the Zoning Ordinance.

6. The Subject Property was built in 1876 and is a 10,000 square foot brownstone building which is the only one of its kind in the City of Reading.

7. The Subject Property is currently vacant.

8. Applicant is renovating the Subject Property in order to make it his own personal residence.

9. The existing sidewalk at the Subject Property has heaved due to tree growth and the existing masonry walls are deteriorating.

10. Section 600-804.A. of the Zoning Ordinance (R-3 Zoning District) has the following requirements:

- a. five-foot front yard setback for a one-family detached dwelling; and
- b. the maximum permitted height for a fence or wall structure in the front yard is four (4) feet.

11. Applicant's submitted plan shows a 30" retaining wall with a five-foot fence along N. 4th Street for a total height of 7.5 feet.

12. Applicant also proposes two pillars along N. 4th Street with a height of 7.5 feet.

13. Applicant is also proposing a six-foot gate along Walnut Street.

14. At the hearing Applicant withdrew his request for a stockade fence.

15. The stone wall in front of the Subject Property was constructed when the building was built in 1876 to rise with the level of the property.

16. Applicant wants to rebuild the wall and with pillars for an entrance gate which would be wrought iron to match the stature of the Subject Property.

17. Applicant is requesting the relief in order to secure the Subject Property for access by vandals.

18. Rather than construct a stockade fence, Applicant is proposing a chain link fence or some type of fencing that will allow daylight to pass through due to the gardens on the neighboring property.

19. Driveway and curb cut issues are to be directed to the City of Reading Department of Public Works.

20. There were no objections to the requested relief.

DISCUSSION

Applicant's application stated a request for a dimensional variance to extend an existing wall into a setback, a variance for fence height, a variance for pillar height, and a variance for a stockade fence height located in the setback at the Subject Property under Section 600-1302 of the Zoning Ordinance. Applicant withdrew his request for a stockade fence at the hearing.

Applicant's proposed use will not be a detriment to the health, safety and welfare of the neighborhood.

CONCLUSIONS OF LAW

1. Applicant is Gary Wegman on behalf of Diversified Investment Properties, Ltd.

2. The Subject Property is located at 200 N. 4th Street, City of Reading, Berks County, Pennsylvania 19601.

3. The Subject Property is located in the R-3 Residential Zoning District.

4. Applicant's application stated a request for a dimensional variance to extend an existing wall into a setback, a variance for fence height, a variance for pillar height, and a variance for a stockade fence height located in the setback at the Subject Property under Section 600-1302 of the Zoning Ordinance.

5. Applicant withdrew his request for a stockade fence at the hearing.

6. The Zoning Board incorporates the findings of fact as though fully set forth at length herein.

7. In order to grant the requested variances, Applicant must show it has satisfied the relevant sections of the Zoning Ordinance.

8. After reviewing the Applicant's request in detail, the Zoning Hearing Board enters the following decision:

a. Applicant is hereby granted the requested dimensional variances for all requests except the driveway which was not advertised.

b. Applicant shall comply with all relevant building and occupancy codes and ordinances as well as the plans and testimony submitted before the Zoning Board.

c. Applicant may not use, expand, alter or otherwise use the Subject Property inconsistently with the contents of this Decision without making application requesting further relief from the Zoning Board.

d. Failure to comply with any of these above-referenced conditions shall mean the immediate revocation of the relief granted herein.

The decision of this Board is by a vote of 4 to 0.

**ZONING HEARING BOARD OF THE CITY OF
READING**

/s/ Jared Barcz

JARED BARCZ, CHAIRMAN

Not present

PHILIP RABENA

/s/ Thomas Fox

THOMAS FOX

/s/ Jeffrey Gattone

JEFFREY GATTONE

/s/ Charles Jones

CHARLES JONES