Federal Emergency Management Agency

Washington, D.C. 20472

JUN 25 1997

[redacted]
National City Bank of Pennsylvania
One Thousand RIDC Plaza
1000 Gamma Drive, Suite 300
Pittsburgh, Pennsylvania 15238

IN REPLY REFER TO:
Case No.: 97-03-634A
Community: Township of Elizabeth,
Allegheny County, Pennsylvania
Community No.: 420033
Map Panel Affected: Allegheny County,
Pennsylvania (All Jurisdictions)
Numbers: 42003C0494 E and 42003C0513 E
Map Effective Date: October 4, 1995

218-70-OS-NS

Dear Ms. Kelly:

We reviewed your request dated April 7, 1997, on behalf o[redacted]for a Letter of Map Amendment. All required information for this request was received on May 8, 1997. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that a portion of the property described below is located in a Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood); however, the large 1-story brick and block structure on the northern part of the property is not in the SFHA. The small 1-story brick and block structure is correctly shown on the current NFIP map as being located in a Special Flood Hazard Area (SFHA), designated Zone AE.

Property Description:	A parcel of land as described and recorded October 2, 1996, in Deed Book 09796, Pages 486-489, filed in the Office of the Recorder of Deeds, Allegheny County, Pennsylvania
Street Address:	NE corner of the intersection of Atlantic Avenue and McKeesport Road
Flooding Source:	Wylie Run

The large 1-story brick and block structure, currently known as Shop and Save, is correctly shown outside the SFHA on the above-referenced NFIP map. The structure is located in Zone X (shaded), an area below the 0.2-percent-annual-chance flood level. Flood insurance coverage for the structure may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, Commonwealth, and local regulations for floodplain management.

The elevation of the lowest adjacent grade to a structure (the lowest ground touching the structure) must be at or above the base flood elevation for the structure to be outside the SFHA. Because the elevation of the lowest adjacent grade to the small 1-story brick and block structure, currently known as Wines and Spirits, 748.1 feet, is lower than the base flood elevation, 749.5 feet, the structure is within the SFHA. Therefore, flood insurance is required. These elevations are referenced to the National Geodetic Vertical Datum of 1929.

Additional information about Letters of Map Amendment is enclosed. If you have any questions about this letter, please contact Ms. Helen Cohn of our staff in Washington, D.C., either by telephone at (202) 646-3457 or by facsimile at (202) 646-4596.

Sincerely,

Frederick H. Sharrocks Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosures

cc: Commonwealth Coordinator (w/o Enclosures)
Region (w/o enclosures)
Community Map Repository
[redacted]