

I. Property Overview

Address: 1715 Lancaster Street, Baltimore, MD 21231

Owner: Michael J. Mulshine

Use: Residential

Principal Residence: No (per Maryland SDAT)

Property Type: 3-story, brick center-unit townhouse, built 2000

Deed Reference: Liber 25379, Folio 00023

Last Sale: December 13, 2022 — Purchased from Jay Guyther for **\$870,000**

Lot Size: 0.047 acres

Assessed Value (2025): \$751,000

Homestead Tax Credit Application: No Application Filed

Mailing Address: 1715 Lancaster Street, Baltimore, MD 21231 (identical to property, but does not establish principal residency under law)

II. Short-Term Rental (STR) License History

1. Record STR-2325 (Filed July 8, 2022 – Expired July 20, 2024)

- **Applicant:** Michael Mulshine
- **Application Type:** Renewal of Existing STR Registration
- **Applicant Type:** Owner, Sole Ownership
- **Property Type:** 1–2 Family Dwelling
- **Owner Occupied (Hosted Unit):** Yes – Claimed
- **Owner Residence Confirmation:** “This is the primary residence of the owner.”
- **Deeded Ownership:** Not business entity.
- **Acknowledged under penalty of perjury** with digital signature by Michael Joseph Mulshine.
- **Contradiction:** Within same filing, the response to “Is this an owner occupied property?” is “**No**”, which directly conflicts with the later “Hosted” declaration and “primary residence” certification
Record STR-2325 - Baltimore Cit...

Summary:

Mulshine self-certified 1715 Lancaster St as his *primary residence* in 2022 to renew an STR license. However, the record explicitly also marked the property as “**not owner occupied.**” This internal inconsistency alone should have triggered administrative review.

2. Record STR-3129 (Filed May 29, 2024 – Expires June 4, 2026)

- **Applicant:** Michael Joseph Mulshine
- **Application Type:** Renewal of Existing STR Registration
- **Applicant Type:** Owner (Sole Owner)
- **Property Type:** 1 and 2 Family Dwelling
- **Hosted Status:** *Hosted (Owner Occupied)* — confirmed by applicant
- **Primary Residence Confirmation:** “This is the primary residence of the owner.”
- **Deeded Owner:** Lives within Baltimore City (self-affirmed)
- **Digital Signature:** Executed May 29 2024
- **License Issued:** June 4 2024 by DHCD (STR-3129)
Record STR-3129 - Baltimore Cit...

Summary:

Despite the prior record showing non-owner occupancy, the 2024 renewal again affirmed—under penalty of perjury—that 1715 Lancaster St is the **primary residence** of Mr. Mulshine. However, independent state records

confirm **no Homestead Application** and **non-principal residence designation**, which legally disqualifies the property from “hosted” STR eligibility.

III. Legal Contradictions and Potential Violations

Filing / Record	Owner-Occupancy Claim	Official SDAT Residency Status	Conflict / False Statement
STR-2325 (2022-24)	“Yes, Hosted / Primary Residence”	“NO – Principal Residence”	False owner-occupancy claim
STR-3129 (2024-26)	“Yes, Hosted / Primary Residence”	“NO – Principal Residence”	Repeated false claim under perjury
SDAT Record (2024)	N/A	“Principal Residence: NO” / “Homestead: No Application”	Confirms non-resident ownership

Baltimore’s **Short-Term Rental Ordinance (Article 15, Subtitle 17)** strictly limits STR licensing to **owner-occupied principal residences** and prohibits unhosted rentals in non-owner-occupied dwellings. Filing under false owner-occupancy constitutes **perjury (Md. Code, Crim. Law §9-101)** and **false statement to a public agency (Art. 27 §435)**, carrying administrative penalties and possible license revocation.

IV. Supporting Evidence of Non-Occupancy

- The **SDAT record** explicitly marks “Principal Residence: NO,” which automatically means the owner did not file a **Homestead Tax Credit** — a required indicator of full-time residence.
- The **Airbnb reviews** show **continuous group bookings** (families, weddings, corporate retreats, and bachelor parties) year-round, clearly demonstrating **commercial operation**, not partial hosting.
- Multiple guest reviews mention “*Rob*” as host and “*we rented the whole house,*” consistent with **unhosted short-term rental activity** rather than a shared residence.
- The property’s use as a full-home rental since 2019 contradicts any claim that the owner occupies the premises.

V. Timeline Summary

Date	Event	Details / Notes
July 8 2022	STR-2325 renewal filed	Claimed “hosted,” admitted “not owner occupied.”
Dec 13 2022	Deed recorded	Purchased from Jay Guyther for \$870,000.
May 29 2024	STR-3129 renewal filed	Certified as “hosted, owner occupied.”

Jun 4 2024	STR-3129 license issued	Valid through Jun 4 2026.
2024–25	Property actively listed on Airbnb as entire home	Continuous unhosted occupancy in violation of law.

VI. Legal Findings & Recommended Actions

1. **False Declaration Under Penalty of Perjury**
Mulshine twice certified the property as his *primary residence* despite state records proving otherwise
Record STR-3129 - Baltimore Cit...
2. **Violation of STR Eligibility (Article 15-17-5, Baltimore City Code)**
Operation of an unhosted rental in a non-owner-occupied dwelling is expressly prohibited.
3. **Grounds for Revocation and Enforcement**
DHCD may revoke STR-3129, issue civil penalties (up to \$1,000 per day), and refer the matter for criminal investigation under §17-13 of the Code and Maryland Criminal Law §9-101.
4. **Evidence for Investigation**
 - STR-2325 and STR-3129 applications (with signed attestations).
 - SDAT property record confirming non-residency.
 - Airbnb booking activity (proof of continuous commercial rental).

VII. Conclusion

The records demonstrate a **pattern of falsified owner-occupancy** certifications by Michael J. Mulshine for **1715 Lancaster Street**, enabling improper short-term rental licensing. The factual conflict between the city-filed “hosted” declarations and SDAT’s official “non-principal residence” designation provides clear grounds for:

- **License revocation (STR-3129)**
- **Retroactive fines and enforcement**
- **Referral for false-statement investigation**

These actions would restore compliance with the city’s short-term rental code and protect lawful operators in Fells Point from unfair competition.

No Ground Rent Redemption on File					No Ground Rent Registration on File				
Special Tax Recapture: None									
Account Number:		Ward - 02 Section - 06 Block - 1861 Lot - 044							
Owner Information									
Owner Name:		MULSHINE MICHAEL J			Use:		RESIDENTIAL		
					Principal Residence:		NO		
Mailing Address:		1715 LANCASTER ST BALTIMORE MD 21231-3412			Deed Reference:		/25379/ 00023		
Location & Structure Information									
Premises Address:		1715 LANCASTER ST BALTIMORE 21231-3412			Legal Description:		0.047 ACRES		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0002	0000	0000	2010421.03	0000	06	1861	044	2024	Plat Ref:
Town: None									
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land AreaCounty Use									
2000		1,980 SF						11130	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
3	NO	CENTER UNIT	BRICK/	7	3 full/ 2 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2024		07/01/2025		07/01/2026	
Land:		140,000		140,000					
Improvements		342,300		611,000					
Total:		482,300		751,000		661,433		751,000	
Preferential Land:		0		0					
Transfer Information									
Seller: GUYTHER JAY				Date: 12/13/2022			Price: \$870,000		
Type: ARMS LENGTH IMPROVED				Deed1: /25379/ 00023			Deed2:		
Seller: LANCASTER HOMES, LLC				Date: 07/05/2001			Price: \$420,000		
Type: ARMS LENGTH IMPROVED				Deed1: FMC /01526/ 00182			Deed2:		
Seller: FINNELL, BRIAN A				Date: 07/02/2001			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: FMC /08193/ 00333			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2025		07/01/2026		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.000.00		0.000.00		
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

STR-3129



Location

Baltimore, MD 21231-3412

[View location details \(/locations/360229\)](/locations/360229)

Created

May 29, 2024

Status

Complete

Expires

Jun 4, 2026

Details

Files (0)

Application Information

I am applying for a *

Renewal of Existing Short Term Rental Registration

Applicant Type *

Owner

Ownership Type

Sole Owner

Property Type

1 and 2 Family Dwelling

Applicant Title *

Mr. Michael Mulshine

Is the Property Owned or Deeded to a Business Entity? *

No

I don't have a MD State Use and Sales Tax Number. To apply [click here](https://www.marylandtaxes.gov/business/sales-use/index.php)
(<https://www.marylandtaxes.gov/business/sales-use/index.php>).

Please Confirm Owner Information (REQUIRED)

First Name

Michael

Last Name

Mulshine

Address

1715 Lancaster St

City

Baltimore

State

MD

Zip Code

21231

Phone *

3015809609

Email *

mmulshine@gmail.com

Property Information

Dwelling Units to be registered (Maximum of 1) * ?

1

Rooming Units to be Registered (If Applicable) ?

0

Is this an owner occupied property?

Yes

Hosted Short Term Rental Requirements

Confirm this is a hosted unit (owner occupied) *

Hosted

Please Confirm This is Your Primary Residence * ?

This is the primary residence of the owner.

Property must be your principal residence to qualify for a short-term rental.

Does the Deeded Owner Live in Baltimore City? *

The Deeded Owner Lives within the City of Baltimore

I confirm that all of the information provided within this section is correct *



Michael Joseph Mulshine

May 29, 2024

Acknowledgement

I declare under penalties of perjury that I have examined this registration statement and all attachments and certify they are true, correct, and complete. I also declare that I am the owner

or have specific approval of the owner as their agent for this statement. By submitting this application, you are signing this registration electronically and agree your electronic signature is the legal equivalent of your manual signature.

Digital Signature *

 **Michael Joseph Mulshine**
May 29, 2024

Documents

Short Term Rental License

Issued Jun 4, 2024

Baltimore City Department of Housing & Community Development

Your Profile

[Sign Up \(/sign-up\)](#)

[Your Records \(/dashboard/records\)](#)

Resources

[Claim a Record \(/claimRecord\)](#)

[Employee Login \(https://baltimoremddhcd.workflow.opengov.com\)](https://baltimoremddhcd.workflow.opengov.com)

STR-2325



Renewal of Existing Short Term Rental Registration

Applicant Type *

Owner

Ownership Type

Sole Owner

Property Type

1 and 2 Family Dwelling

Applicant Title *

OWNER

Hosted Unit? (Owner Occupied) *

Yes – This unit is Owner Occupied

Is the Property Owned or Deeded to a Business Entity? *

No

I don't have a MD State Use and Sales Tax Number. To apply [click here](https://www.marylandtaxes.gov/business/sales-use/index.php)
(<https://www.marylandtaxes.gov/business/sales-use/index.php>).

Please Confirm Owner Information (REQUIRED)

First Name

MICHAEL

Last Name

MULSHINE

Address

1715 LANCASTER ST

City

BALTIMORE

State

MD

Zip Code

21231

Phone *

3015809609

Email *

MMULSHINE@GMAIL.COM

Property Information

Dwelling Units to be registered (Maximum of 1) * ?

1

Rooming Units to be Registered (If Applicable) ?

0

Is this an owner occupied property?

No

Hosted Short Term Rental Requirements

Confirm this is a hosted unit (owner occupied) *

Hosted

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✓ Michael Joseph Mulshine

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Digital Signature *

✓ Michael Joseph Mulshine
May 29, 2024

Documents

No documents have been issued...

Baltimore City Department of Housing & Community Development

Your Profile

[Sign Up \(/sign-up\)](#)

[Your Records \(/dashboard/records\)](#)

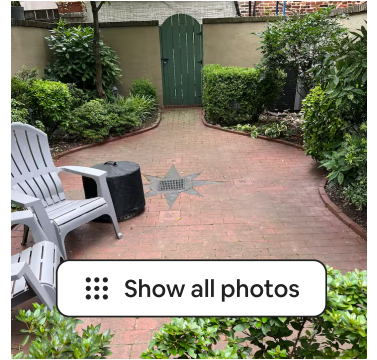
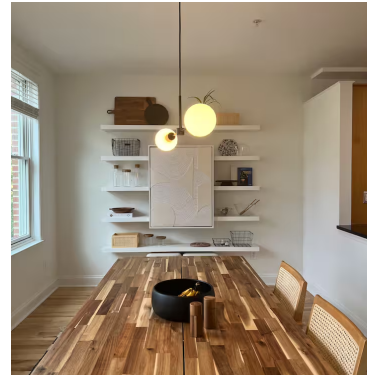
Resources

[Claim a Record \(/claimRecord\)](#)

[Employee Login \(https://baltimoremddhcd.workflow.opengov.com\)](https://baltimoremddhcd.workflow.opengov.com)

Spacious 4BR Fells Point Home Steps from the Water

[↑ Share](#) [♥ Save](#)



[Show all photos](#)

Entire townhouse in Baltimore, Maryland

10 guests · 4 bedrooms · 4 beds · 3.5 baths

Guest
favorite

5.0
★★★★★

42
Reviews



Hosted by Michael

Superhost · 3 years hosting



Top 1% of homes

This home is one of the highest ranked based on ratings, reviews, and reliability.



Ready for meals at home

This home has what you need to cook and dine in.



Self check-in

Check yourself in with the smartlock.

Baltimore’s best Airbnb! A one of a kind 3400 sq ft home in historic Fells Point, steps from the water and Broadway Square, with three private outdoor spaces! (Two terraces and the fenced yard)

Enjoy a weekly farmers market! Tons of events!! Well equipped kitchen perfect for entertaining!!

Prior to booking, ask if our multi-night discounts are available!...

Show more

Where you’ll sleep

1 / 2



Rare find! This place is usually b

\$2,690 for 4 nights

CHECK-IN 1/2/2026	CHECKOUT 1/6/2026
GUESTS 8 guests	

RATES

Non-refundable · \$2,689.07 total	☐
Free cancellation for 24 hours. After that, the reservation is non-refundable.	
Refundable · \$2,962.50 total	☐
Free cancellation before December 28. Cancel before check-in on January 2 for a partial refund.	

Reserve

You won't be charged yet



[Report this listing](#)



Bedroom 1

1 king bed



Bedroom 2

1 queen bed

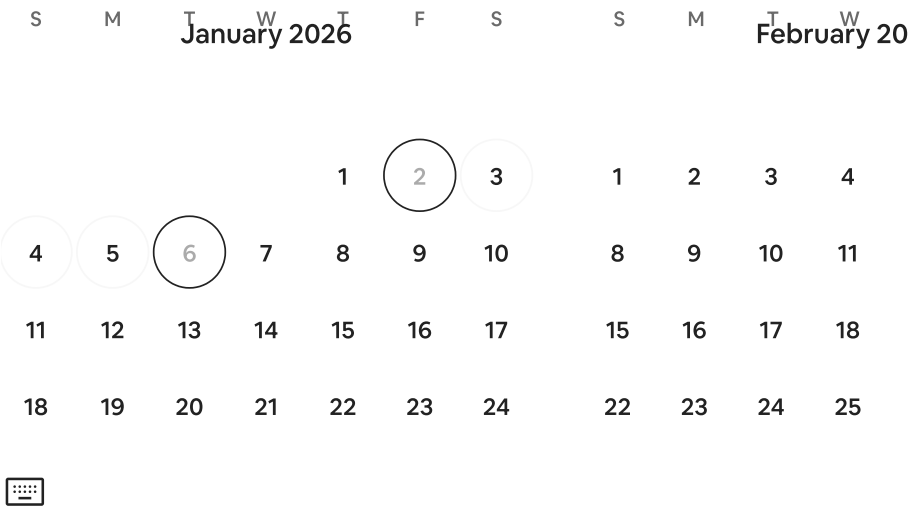
What this place offers

-  Harbor view
-  City skyline view
-  Kitchen
-  Fast wifi – 565 Mbps
-  Dedicated workspace
-  Free residential garage on premises – 1 space
-  Pets allowed
-  75 inch HDTV with Amazon Prime Video, standard cable, Netflix, Apple TV
-  Free washer – In unit
-  Exterior security cameras on property

Show all 67 amenities

4 nights in Baltimore

Jan 2, 2026 - Jan 6, 2026



Guest favorite

This home is in the **top 1%** of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	5.0	5.0

Leah

Philadelphia, Pennsylvania

★★★★★ · October 2025 · Group trip

Couldn't have asked for a better place to stay for my sister's Bachelorette. We were in walking distance to absolutely everything, and the home was so beautiful and comfortable for nights in as well. Plenty of space for our large party and wonderful amenities like the beautiful outdoor spaces and coffee bar. Would absolutely recommend staying here!

[Show more](#)

Keirstin

Baltimore, Maryland

★★★★★ · September 2025 · Group trip

This place was great! Used for groomsmen suite for a wedding and had plenty of space, beautifully styled. It was clean and has a fully stocked kitchen, office spaces, and large bedrooms. It was even more than we needed for a quick 2 nights, but seems like it would be a great fit for business travel or large group stays! Loved our time.

[Show more](#)



Louise

Bethesda, Maryland

★★★★★ · September 2025 · Stayed with a pet

Michael was an incredible host. Both him and his home deserve five plus stars! Michael was very responsive, flexible and kind. His home is both elegant and cozy. Located in the heart of Fells Point - yet the backyard trees and garden and quiet street made you feel very peaceful! The kitchen was amazing - lovely utensils and plates and all the quality...

[Show more](#)



Nathaniel

Westminster, Colorado

★★★★★ · September 2025 · Group trip

My guests and I absolutely loved this place. Great location, very well maintained, very thoughtfully stocked (the kitchenware in specific was very thorough, had everything we needed). Comfy, nicely laid out space - a real gem.

[Show more](#)

David

Stamford, Connecticut

★★★★★ · June 2025 · Group trip

Beautiful house with huge living room, 2 balconies and a walkout backyard garden. Very comfortable sleeping accommodations for 8 people. Best feature is location: quiet street, but just 1 block from the concentration of Fells Point retail and restaurants. Walkable to Harbor. The most guest-friendly checkout instructions I have ever ...

[Show more](#)

Laurie

Alexandria, Louisiana

★★★★★ · July 2025 · Stayed a few nights

We loved the personal touch of this rental. It made us feel at home. The kitchen is absolutely amazing. I had the pleasure of cooking several meals there and it had everything I needed. Probably more than at my own house. The coffee/tea bars are just what we needed to start and end our days. The house is very spacious. The attention to detail...

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Where you'll be

Baltimore, Maryland, United States

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Meet your hosts



51

Reviews

5.0★

Rating

3

Years hosting



Born in the 80s

 Speaks English

As a part-time digital nomad I make my home available whilst I am traveling to share the wonder of Fells Point!

[Show more](#) >

Michael is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Message hosts

Response rate: 100%

They typically respond within an hour



To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

10 guests maximum

[Show more](#) >

Safety & property

Exterior security cameras on property

Carbon monoxide alarm

Smoke alarm

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Cancellation policy

Free cancellation for 24 hours. After that, the reservation is non-refundable.

Review this host's full policy for details.

[Show more](#) >

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Vacation rentals

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Vacation rentals

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Vacation rentals

Jersey Shore
Vacation rentals

South Jersey
Vacation rentals

New York
Vacation rentals

Washington
Vacation rentals

Hudson Valley
Vacation rentals

Philadelphia
Vacation rentals

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Townhome vacation rentals in Maryland

Fitness-friendly vacation rentals in Maryland

Family-friendly vacation rentals in Maryland

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