

FORMAL COMPLAINT LETTER

TO: Baltimore City DHCD – Code Enforcement Division

417 E Fayette Street
Baltimore, MD 21202

AND TO:

Councilman Mark Parker
Baltimore City Council – District 1
100 N. Holliday Street, Suite 400
Baltimore, MD 21202

RE: Formal Complaint – Fraudulent & Unlawful Short-Term Rental Operation

PROPERTY: 700 S Bond Street, Baltimore, MD 21231

OWNER OF RECORD: Allison N. Cyrus, 400 E 84th Street Apt 6G, New York, NY 10028

ACTIVE STR LICENSE: STR-2559 – falsely claimed Owner-Occupied

To whom it may concern:

I am submitting this formal complaint as a concerned citizen regarding what I believe to be a **fraudulently registered and unlawfully operated commercial short-term rental** at **700 S Bond Street, Baltimore MD 21231**. This property is currently listed as a luxury vacation rental on Airbnb and is being run as a de-facto hotel, despite the owner living full-time in New York City and falsely claiming Baltimore residency.

According to State Department of Assessments and Taxation (SDAT) records, the property is titled to **CYRUS, ALLISON**, who lists the property as a principal residence. However, the recorded SDAT mailing address and the DHCD registration documents both confirm that **the owner's true address is 400 E 84th Street Apt 6G, New York, NY 10028**, not Baltimore. The STR registration claims that the property is **owner-occupied and the primary residence of Ms. Cyrus**. That is materially false.

The public Airbnb listing confirms that the entire property is routinely rented to visitors and marketed commercially as a "Luxury Townhouse—Roof Deck, Patios & Parking," hosting up to six guests, with 129+ reviews and a multi-year booking history. This is not incidental home sharing—it is an unlicensed hotel enterprise operating in a federally historic neighborhood.

Under Baltimore City Code:

- Only a **primary residence** may be registered as a short-term rental
- The owner must **live on-site at least 180 days per year**
- **Owner-occupancy must be truthful under penalty of perjury**

Ms. Cyrus signed the STR-2559 application affirming primary residency **under penalties of perjury** while simultaneously listing a New York address. The violation is not technical—it is intentional and ongoing.

This constitutes:

1. **False filings and false sworn statements**
2. **Operating a hotel-class short-term rental contrary to city law**
3. **Misrepresentation of primary residence for financial gain**
4. **Unfair competition and illegal advantage over compliant operator**

I respectfully request:

- **Immediate investigation and enforcement action**

- **Revocation of STR-2559 and R141443 registrations**
- **Fines for fraudulent filings and illegal operations**
- **Referral for perjury review if appropriate**

I request to remain anonymous for safety reasons but affirm I am a Baltimore resident and taxpayer.

I certify that the attached affidavit is true to the best of my knowledge.

Respectfully submitted,

A Concerned Resident

(Name withheld for safety)

AFFIDAVIT OF FACT

I, a private citizen and resident of Baltimore City, submit this sworn affidavit regarding unlawful short-term rental activity occurring at **700 S Bond Street, Baltimore MD 21231**.

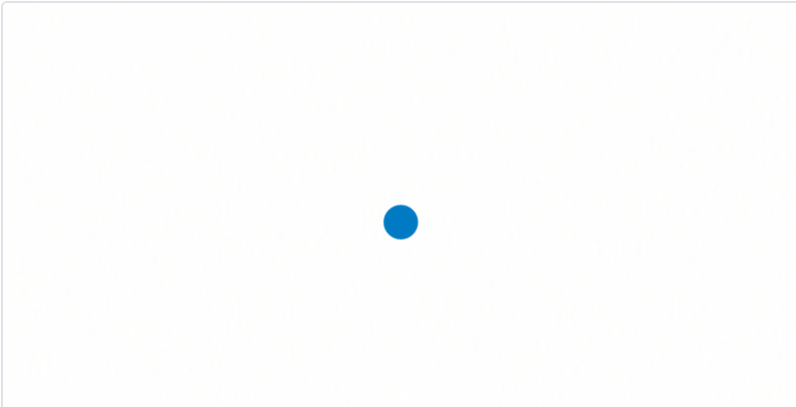
1. SDAT records confirm that the titled owner is **Allison N. Cyrus**, and that she lists the property as her "principal residence," yet her legal mailing address is **400 E 84th St Apt 6G, New York, NY 10028**.
700 South Bond
2. The Baltimore STR registration **STR-2559** lists the same owner and falsely claims:
 - a. "Yes – This unit is Owner Occupied"
 - b. "Please confirm this is your primary residence – YES"
 - c. Digital signature submitted **under penalty of perjury**
3. DHCD rental records show only one dwelling unit and confirm renewal under this false residency claim.
4. The Airbnb listing openly advertises an entire house rental marketed to travelers as a **vacation hotel-style property**, contrary to Baltimore's legally required hosted-unit only rule.
5. Reviews demonstrate continuous multi-year rentals and commercial activity, not incidental sharing or owner presence.
6. This establishes a **knowing pattern of false filings for financial benefit**, which constitutes grounds for revocation, fines, and referral for perjury.

I declare under penalties of perjury under the laws of Maryland that the foregoing is true and correct to the best of my knowledge and belief.

No Ground Rent Redemption on File					No Ground Rent Registration on File				
Special Tax Recapture: None									
Account Number:		Ward - 03 Section - 07 Block - 1809 Lot - 001							
Owner Information									
Owner Name:		CYRUS ALLISON				Use:		RESIDENTIAL	
						Principal Residence:		YES	
Mailing Address:		0700 S BOND ST BALTIMORE MD 21231-3303				Deed Reference:		/25996/ 00282	
Location & Structure Information									
Premises Address:		700 S BOND ST BALTIMORE 21231-3303				Legal Description:		0.022 ACRES	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0003	0000	0000	3010430.03	0000	07	1809	001	2024	Plat Ref:
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
2000		1,975 SF						11130	
Stories	Basement Type	Exterior Quality		Full/Half Bath		Garage		Last Notice of Major Improvements	
3	NO	END UNIT BRICK/ 5 SIDING		2 full/ 1 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		288,600		331,300					
Total:		428,600		471,300		457,067		471,300	
Preferential Land:		0		0					
Transfer Information									
Seller: O'CONNELL DEVIN J				Date: 06/20/2023			Price: \$480,000		
Type: ARMS LENGTH IMPROVED				Deed1: /25996/ 00282			Deed2:		
Seller: WARD, MIRTHA M				Date: 01/07/2015			Price: \$460,000		
Type: ARMS LENGTH IMPROVED				Deed1: FMC /16826/ 0183			Deed2:		
Seller: TEEM DEVELOPMENT TWO, LLC				Date: 03/23/2001			Price: \$361,000		
Type: ARMS LENGTH IMPROVED				Deed1: FMC /06776/ 00632			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class				07/01/2025		07/01/2026	
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00		0.00	
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:			

Short Term Rental Registration

STR-2559



+

—

Esri | Esri, TomTom, Garmin, METI/NASA, USGS

Powered by Esri (<https://www.esri.com/>)

Applicant

Location

700 S BOND ST

Baltimore, MD 21231-3303

[View location details \(/locations/357867\)](/locations/357867)

Created

Mar 25, 2023

Status

Complete

Expires

Apr 4, 2025

Details Files (0)

Application Information

I am applying for a *

--

Applicant Type *

--

Ownership Type

--

Property Type

--

Applicant Title *

OWNER

Hosted Unit? (Owner Occupied) * ?

Yes – This unit is Owner Occupied

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

--

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

ALLISON

Last Name

CYRUS

Address

700 South Bond Street

City

Baltimore

State

MD

Zip Code

21231

Phone *

--

Email *

ANCYRUS@ICLOUD.COM

Property Information

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

1

Rooming Units to be Registered (If Applicable) ?

--

Is this an owner occupied property?

No

Hosted Short Term Rental Requirements

Confirm this is a hosted unit (owner occupied) *

--

Please Confirm This is Your Primary Residence * ?

--

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

Does the Deeded Owner Live in Baltimore City? *

--

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

--

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 *

--

Documents

No documents have been issued...

Baltimore City Department of Housing & Community Development

Your Profile

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

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

Resources

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

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

Portal powered by **OpenGov**

700 S BOND ST, Baltimore, MD 21231-3303

Records

Details

Property Owner

CYRUS, ALLISON

0700 S BOND ST, 21231

Records

Record #	Record Type	Status
141443	Property Registration and Rental Licensing	Complete
141443	Property Registration and Rental Licensing	Complete
141443	Property Registration and Rental Licensing	Complete
STR-2559	Short Term Rental Registration	Complete

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)

Portal powered by **OpenGov**



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Registration #: R141443

Date: September 6, 2023

Applicant:

Allison Cyrus
400 East 84th Street 6G
New York, NY 10028

Owner:

Allison N Cyrus
400 E 84TH ST APT 6G
New York NY 10028

Subject: Property Registration Confirmation Letter

Property: 700 S BOND ST

Your Property registration application has been received and processed. The registration number is R141443. If you need to remove properties from your registration account please submit your request via e-mail to property_registration@baltimorecity.gov

Please note that you must notify this office in writing within your online account via message board within 10 days of any changes related to this registration. Please visit our website at <https://dhcd.baltimorecity.gov> for additional information about property registration requirements.

Should you have any questions, please contact the Alarm and Property Registration Licensing office at 410-396-3575. Thank you for your business with Baltimore City Department of Housing & Community Development.

Sincerely,

Wanda Green,
Division Chief



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



RENTAL PROPERTY LICENSE

License No: 141443

License Expiration Date: September 6, 2025

OWNER

Allison N Cyrus
400 E 84TH ST APT 6G
New York, NY 10028

OPERATOR

,

Property Address: 700 S BOND ST

Block/Lot: 1809 001

Inspection Date: September 5, 2023

License Issue Date: September 6, 2023

DWELLING UNITS COUNT	ROOMING UNITS COUNT	OTHER UNITS COUNT	RENTAL LICENSE EXPIRATION DATE
1	0	0	September 6, 2025

FOR MULTIPLE-FAMILY DWELLINGS OR ROOMING HOUSES, THIS LICENSE MUST BE PROMINENTLY DISPLAYED IN THE VESTIBULE, LOBBY, OR OTHER PUBLIC PLACE ON THE PREMISES

FOR A 1- OR 2-FAMILY DWELLING, THIS LICENSE MUST BE LOCATED IN AN AREA OF EACH DWELLING UNIT THAT IS ACCESSIBLE TO THAT UNIT'S OCCUPANT AND TO HOUSING INSPECTORS

Detach and post as instructed above, keep top portion for your records



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



OWNER

Allison N Cyrus

New York, NY 10028
9173348454

OPERATOR

,

Property Address: 700 S BOND ST

Block/Lot: 1809 001

DWELLING UNITS COUNT	ROOMING UNITS COUNT	OTHER UNITS COUNT	REGISTRATION NUMBER	INSPECTION DATE	RENTAL LICENSE EXPIRATION DATE
1	0	0	141443	September 5, 2023	September 6, 2025



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Registration #: R141443

Date: December 11, 2024

Applicant:

Allison Cyrus
708 Oldham Street
Baltimore, MD 21224

Owner:

Allison N Cyrus
400 E 84TH ST APT 6G
New York NY 10028

Subject: Property Registration Confirmation Letter

Property: 700 S BOND ST

Your Property registration application has been received and processed. The registration number is R141443. If you need to remove properties from your registration account please submit your request via e-mail to property_registration@baltimorecity.gov

Please note that you must notify this office in writing within your online account via message board within 10 days of any changes related to this registration. Please visit our website at <https://dhcd.baltimorecity.gov> for additional information about property registration requirements.

Should you have any questions, please contact the Alarm and Property Registration Licensing office at 410-396-3575. Thank you for your business with Baltimore City Department of Housing & Community Development.

Sincerely,

Wanda Green,
Division Chief

Luxury Townhouse. Roof Deck. Patios & Parking

 [Share](#)  [Save](#)



Entire home in Baltimore, Maryland
6 guests · 2 bedrooms · 2 beds · 2.5 baths



4.87
★★★★★

129
Reviews



Hosted by Ally

Superhost · 8 years hosting



Self check-in

Check yourself in with the smartlock.



Vibrant neighborhood

Guests say this area is walkable with lots to explore, especially for dining out.



Free cancellation before December 22

Get a full refund if you change your mind.



Rare find! This place is usually b

\$751 for 2 nights

CHECK-IN
1/5/2026

CHECKOUT
1/7/2026

GUESTS
1 guest



Reserve

You won't be charged yet



[Report this listing](#)

Luxurious townhome in the heart of historic Fells Point. Enjoy a modern stylish experience at this centrally-located abode.

Sip coffee or cocktails on three different decks. Escape to beautifully appointed bedrooms each with a queen sized bed and new en-suite spa bathroom.

Walking distance from all the attractions. Great for vacationers and...

Show more

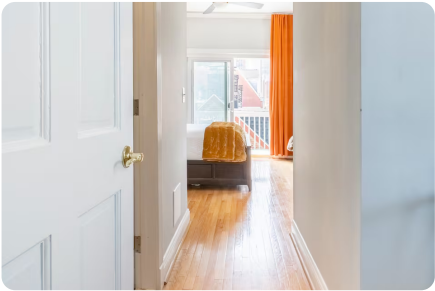
Where you'll sleep

1 / 2  



Living room

1 couch



Bedroom 1

1 queen bed

What this place offers

-  City skyline view
-  Kitchen
-  Fast wifi – 629 Mbps
-  Dedicated workspace
-  Free residential garage on premises – 1 space
-  52 inch HDTV with standard cable, Amazon Prime Video, Netflix
-  Free washer – In unit

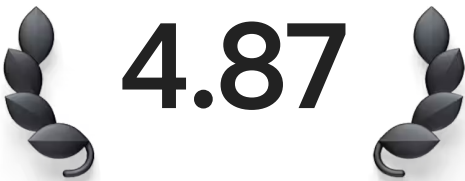
-  Free dryer – In unit
-  Central air conditioning
-  Exterior security cameras on property

Show all 58 amenities

2 nights in Baltimore

Jan 5, 2026 - Jan 7, 2026

< January 2026							February 2026				
S	M	T	W	T	F	S	S	M	T	W	T
				1	2	3	1	2	3	4	5
4	5	6	7	8	9	10	8	9	10	11	12
11	12	13	14	15	16	17	15	16	17	18	19
18	19	20	21	22	23	24	22	23	24	25	26
25	26	27	28	29	30	31					



Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.9	4.9	4.9	4.9	4.9	4.8
						



Jeff

Wilmington, Massachusetts

★★★★★ · August 2025 · Group trip

We came down for our son's PhD defense and had a great time at Ally's place. We have come to Fells Point many times over the years and her location was very good to restaurants and bars. It was very walkable and peaceful. The house was as advertised and beautiful. We really enjoyed our time and would reserve in the future!

[Show more](#)



Brian

Napa, California

★★★★★ · August 2025 · Stayed a few nights

We had a fantastic stay at Ally & Chelsea's home in Fells Point. Their home was meticulously clean, tastefully furnished and in a great neighborhood. We were especially blown away by the vegan Italian/ Mediterranean restaurant directly across the street. We ended up eating there two nights in a row. In short, we loved the house and neighborhood and ...

[Show more](#)



Vajaah

Jersey City, New Jersey

★★★★★ · 5 days ago · Stayed a few nights

Modern brick walk up, corner location, with three decks — on a cobblestone street, blocks from the harbor. The neighborhood has character and the house has style. Delightfully walkable. Amazing AirBnB.

[Show more](#)



Peggy

Lewes, Delaware

★★★★★ · 2 weeks ago · Stayed a few nights

Beautiful home in the heart of Fell's Point. Artfully decorated yet very very comfortable. One-Eyed Mike's is a few doors down, had a wonderful dinner there our first night in town.



Andrew

Lexington, Kentucky

★★★★★ · October 2025 · Stayed with kids

Great location in Fells Point. Host was easy to work with. Home looked just like the pictures. Great experience. Garage is small and alley in the back is tight (but that's expected for the city) , we were able to park our car in the garage, but definitely wouldn't fit a larger suv.

Show more



Dalia
12 years on Airbnb

★★★★★ · October 2025 · Stayed a few nights

The place was great. Very clean and a great location. There are lots of stairs to the bedroom which is a bit challenging with heavy suitcases, but other than that it was perfect

Show all 129 reviews

[How reviews work](#)

Where you'll be

Baltimore, Maryland, United States



Neighborhood highlights

Welcome to Nirvana@FellsPoint, our little corner of paradise in the heart of the city. Our three story end of row townhome stands out from the rest with black iron balconies against the red brick facade and sun filled rooms.

...

Show more >

Meet your hosts



228

Reviews

4.83★

Rating

8

Years hosting



Born in the 70s



Where I went to school: Columbia University

I'm a lover of travel, architecture, interior design and entertaining.

[Show more](#) >

Ally 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

6 guests maximum

[Show more](#) >

Safety & property

Exterior security cameras on property

Carbon monoxide alarm

Smoke alarm

[Show more](#) >

Cancellation policy

Free cancellation before December 22. Cancel before December 29 for a partial refund.

Review this host's full policy for details.

[Show more](#) >

Airbnb > United States > Maryland > Baltimore

Explore other options in and around Baltimore

Plainview
Vacation rentals

New York
Vacation rentals

Long Island
Vacation rentals

Washington
Vacation rentals

East River
Vacation rentals

Hudson Valley
Vacation rentals

Jersey Shore
Vacation rentals

Philadelphia
Vacation rentals

South Jersey
Vacation rentals

Other types of stays on Airbnb

Baltimore vacation rentals

Baltimore monthly stays

Family-friendly vacation rentals in Baltimore

Vacation rentals with outdoor seating in Baltimore

Vacation rentals with outdoor seating in Maryland

Family-friendly vacation rentals in Maryland

Vacation rentals with outdoor seating in United States

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host

Refer a host

Airbnb

2025 Summer Release

Newsroom

Careers