

FORMAL COMPLAINT LETTER & AFFIDAVIT REGARDING FALSE SHORT-TERM RENTAL (STR)
REGISTRATION 233 S EXETER STREET, BALTIMORE MD 21202

ADDRESSED TO:

Baltimore City Department of Housing & Community Development (DHCD)
417 E Fayette Street, Suite 100
Baltimore, MD 21202

Councilman Mark Parker
City Hall, 100 N Holliday Street, Suite 548
Baltimore, MD 21202

I respectfully submit this formal complaint and sworn affidavit regarding the fraudulent short-term rental registration and unlawful commercial use occurring at 233 S Exeter Street, Baltimore, Maryland 21202. The deeded owner of this property, Ilana Mittman, has filed sworn STR applications stating that the property is her primary residence and that it qualifies as an owner-occupied hosted rental unit. These sworn statements are false. The Maryland Department of Assessments and Taxation record confirms that 233 S Exeter Street is not designated as a principal residence, which legally means that Ms. Mittman does not reside there. Baltimore City STR law requires that a hosted short-term rental may only be licensed if the property is the operator's primary residence, occupied at least 183 days per year. That requirement is not met.

Two licenses—STR-2459 and STR-3217—were approved based on Ms. Mittman's sworn declaration, signed under penalty of perjury, that she lives at 233 S Exeter Street. The STR listing confirms full-house commercial use, offering a 4,828 sq ft building with an indoor swimming pool, six bathrooms, and lodging for up to twelve guests. The listing contains no indication of owner presence and is clearly operated as a commercial lodging facility. The City's database shows that during both application and renewal, Ms. Mittman affirmatively selected "YES – This is my primary residence" and "YES – This is an owner-occupied hosted unit," despite State records showing otherwise.

Public record searches further indicate that Ms. Mittman is associated with a different residential address next door at 229 S Exeter Street, which appears in her verified address history and is tied to the same telephone number used in her STR filings. While that address cannot yet be confirmed as her legal domicile, its existence strongly suggests that she knowingly used one adjoining property to falsely declare residency at another in order to obtain a license she would not otherwise qualify for. Whether she resides at 229 S Exeter Street, elsewhere within Baltimore City, or at an entirely different address is legally immaterial: the critical fact is that she does not reside at 233 S Exeter Street. By law, an STR license based on a false primary residence declaration is invalid and constitutes licensing fraud.

This conduct constitutes: operation of a non-primary residence STR in violation of City Code Article 15, Subtitle 15; procurement of a municipal license through material misrepresentation; and a sworn false declaration under penalty of perjury as defined in Maryland Criminal Code §9-101. Because the filings were electronically attested twice and directly contradict State-verified residency status, this is not a clerical error but a willful false statement to a regulatory body.

I hereby request immediate enforcement action including: (1) suspension and revocation of STR-2459 and STR-3217, (2) issuance of applicable civil penalties, (3) removal of the listing from all booking platforms, and (4) referral to the City Solicitor and Office of Inspector General for license fraud and perjury review. I submit this complaint anonymously due to legitimate concern of retaliation and request written confirmation that an enforcement case has been opened.

I am submitting this complaint anonymously due to risk of retaliation and request written confirmation that an enforcement case has been opened.

AFFIDAVIT

I hereby swear and affirm under penalty of perjury that the property located at 233 S Exeter Street is being operated as a short-term rental based upon false sworn statements claiming primary residence status, and that the Maryland State property record confirms the premises are not a principal residence. The STR licenses granted under STR-2459 and STR-3217 required a sworn certification of primary residency that is contradicted by official State assessment data. The listing itself demonstrates full-building commercial use without owner occupancy. I submit this affidavit in support of immediate enforcement action and declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and based entirely on public record evidence and official City filings.

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: Ward - 03 Section - 06 Block - 1415 Lot - 014

Owner Information

Owner Name:	MITTMAN ILANA	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	0233 S EXETER ST BALTIMORE MD 21202-4451	Deed Reference:	/25267/ 00001

Location & Structure Information

Premises Address:	233 S EXETER ST BALTIMORE 21202-4451	Legal Description:	67-11X94-10
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0003	0000	0000	3010432.03	0000	06	1415	014	2024	
									Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use									
1991		4,828 SF					11,800 SF		11130

StoriesBasementType	ExteriorQualityFull/Half BathGarage	Last Notice of Major Improvements
2 NO CENTER UNITBRICK/ 6	2 full/ 2 half 2 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2025	As of 07/01/2026
Land:	400,000	400,000		
Improvements	712,600	650,700		
Total:	1,112,600	1,050,700	1,050,700	1,050,700
Preferential Land:	0	0		

Transfer Information

Seller: MITTMAN SCOTT	Date: 11/10/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /25267/ 00001	Deed2:
Seller: GUERRIERO, ANGELINA	Date: 05/10/2022	Price: \$974,100
Type: NON-ARMS LENGTH OTHER	Deed1: MB /24590/ 0221	Deed2:
Seller: GUERRIERO, ANGELINA	Date: 10/22/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: FMC /12114/ 00181	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:
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233 S EXETER ST, Baltimore, MD 21202-4451

Records Details

Property Owner
MITTMAN, ILANA
0233 S EXETER ST, 21202

Records

Record #	Record Type	Status
STR-3217	Short Term Rental Registration	Complete
STR-2459	Short Term Rental Registration	Complete
HIST-441572	Property Registration	Complete

Baltimore City Department of Housing & Community Development

Your Profile

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

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

Resources

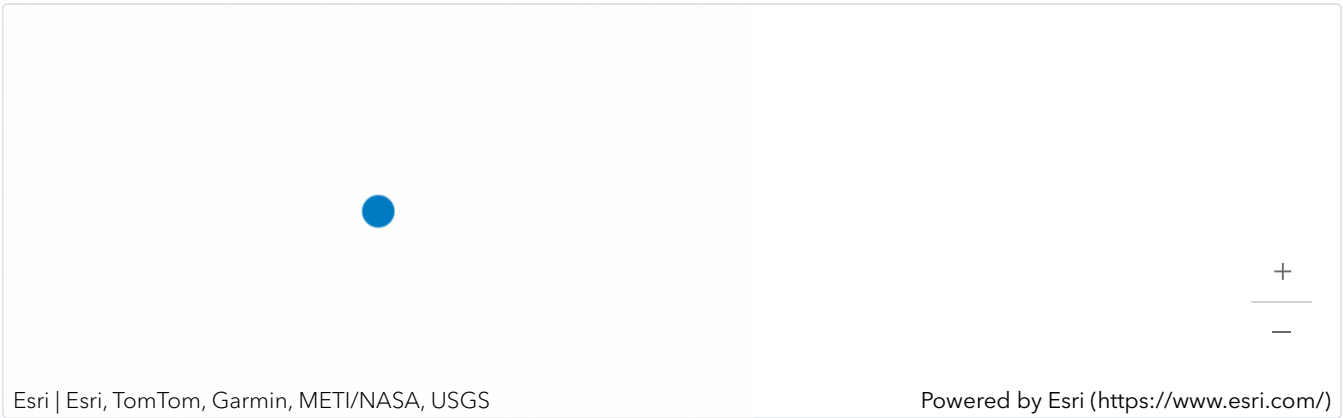
[Claim a Record \(/claimRecord\)](/claimRecord)

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

Portal powered by **OpenGov**

Short Term Rental Registration

STR-2459



Applicant

Location

233 S EXETER ST

Baltimore, MD 21202-4451

[View location details \(/locations/339194\)](/locations/339194)

Created

Oct 8, 2022

Status

Complete

Expires

Oct 8, 2024

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 *

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

ILANA

Last Name

MITTMAN

Address

233 S EXETER ST

City

BALTIMORE

State

MD

Zip Code

21202

Phone *

410-802-5601

Email *

ILANA.MITTMAN@JHMI.EDU

Property Information

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

1

Rooming Units to be Registered (If Applicable) ⓘ

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Is this an owner occupied property?

No

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 *

✓ Ilana Mittman

Oct 7, 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 *

✓ Ilana Mittman
Oct 7, 2024

Documents

No documents have been issued...

Baltimore City Department of Housing & Community Development

Your Profile

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

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

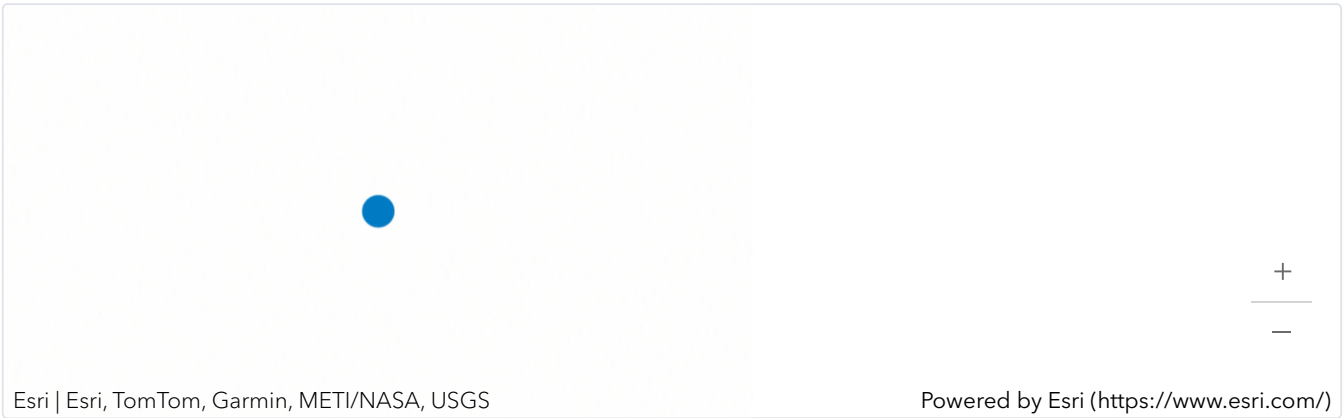
Resources

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

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

Property Registration

HIST-441572



Applicant

Location

233 S EXETER ST

Baltimore, MD 21202-4451

[View location details \(/locations/339194\)](/locations/339194)

Created

Mar 14, 2022

Status

Complete

Expires

--

Details Files (0)

Property Registration Check

Application Information

Property Type *

--

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)

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Real Property

Select Language ▼



Mayor and City Council of Baltimore
Real Property Tax Levy
July 1, 2025 to June 30, 2026

MITTMAN, ILANA
233 S EXETER ST
BALTIMORE MD 21202-4451

BUREAU OF REVENUE COLLECTIONS
200 HOLLIDAY STREET
BALTIMORE, MD 21202
TELEPHONE INQUIRIES:
BILLING 410-396-3000
IVR REFERENCE 2514150001400
STATE DEPARTMENT OF ASSESSMENTS 410-767-8250
STATE HOMEOWNER CREDIT 410-767-4433

Assessed Property:
233 S EXETER ST

PROPERTY IDENTIFIER
WD SECTION BLOCK LOT
03 060 1415 014
LOT DIMENSIONS
67-11X94-10
PRINCIPAL RESIDENCE
CONSTANT YIELD \$ 2.168 DIFFERENCE \$.080

TAX DESCRIPTION	ASSESSMENT	RATE	TAX
STATE TAX	1,050,700.00	0.112%	\$1,176.78
CITY TAX	1,050,700.00	2.248%	\$23,619.74
TOTAL TAX			\$24,796.52
PAID 09/29/25 0.00			(\$12,398.26)

SEMIANNUAL PAYMENT SCHEDULE

1ST INSTALLMENT

IF PAID BY	DISC/INT & PEN	PAY THIS AMOUNT

2ND INSTALLMENT

IF PAID BY	SER. CHG&1/P	PAY THIS AMOUNT
12/31/25	\$119.40	\$12,517.66

SERVICE FEE FOR SEMIANNUAL IS:

ANNUAL PAYMENT SCHEDULE

IF PAID BY	SER. CHG&1/P	PAY THIS AMOUNT



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



BALTIMORE CITY Short Term Rental License

License No: STR-3217

A Copy of this license and emergency contact information must be prominently displayed in an area of the unit accessible to guest

OWNER

Ilana Mittman
233 S EXETER ST
Baltimore MD 21202

Hosted Unit Address: 233 S EXETER ST

Block/Lot: 1415 014

License Issue Date: October 17, 2024	License Expiration Date: October 17, 2026
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TO REPORT ANY VIOLATIONS: Call 311

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



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



OWNER

MITTMAN, ILANA

Baltimore, MD 21202
410-802-5601

License No: STR-3217

Hosted Unit Address: 233 S EXETER ST

Block/Lot: 1415 014

License Issue Date: October 17, 2024	License Expiration Date: October 17, 2026
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TO REPORT ANY VIOLATIONS: Call 311

Villa with Indoor Pool Sleeps 12 near Harbor East

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



Entire villa in Baltimore, Maryland
10 guests · 4 bedrooms · 6 beds · 3.5 baths

Guest
favorite

5.0
★★★★★

66
Reviews



Hosted by Ilana
Superhost · 3 years hosting



Top 5% of homes
This home is highly ranked based on ratings, reviews, and reliability.



Free cancellation before December 6
Get a full refund if you change your mind.



Rare find! This place is usually booked

\$2,979 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](#)

Our 2nd WOW stay at the Villa with two daughters' families with five young grandkids. We strolled through "Little Italy" on the way to the Children's Museum and to the Baltimore Aquarium and Inner Harbor sites -- avoiding the traffic and parking headaches. So many fabulous restaurants within a block allowed us to walk to pick up meals and enjoy them as...

[Show more](#)



Greg
Long Beach, California

★★★★★ · September 2025 · Group trip

This place is incredible. Ilana is a fantastic host and the house is immaculate. All our guests were blown away by it. Great location, tons of amenities, and Ilana is very responsive. Strongly recommend staying here.

[Show more](#)



Camille
New York, New York

★★★★★ · September 2025 · Stayed with kids

We LOVED this space, from the indoor pool to the luxe living room to the pink master bedroom suite to the large kitchen perfect for entertaining. We hope to be back soon!

[Show more](#)



Jamie
Middlefield, Connecticut

★★★★★ · August 2025 · Stayed with kids

Absolutely gorgeous house in a great location. We visit Baltimore every year to catch games at Camden Yards. It was our first time staying here. We will definitely stay again. The outdoor terrace was relaxing and so cozy. We enjoyed eating and listening to music there. The pool was gorgeous. There was plenty of space in this home for our combined ...

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Show all 66 reviews

[How reviews work](#)

Where you'll be

Baltimore, Maryland, United States



Ilana Mittman

Sponsored by Truthfinder

Background Report for Ilana Mittman

VIEW

Phone Address Email Family Social Criminal Property Bankruptcy Residence

FREE WHITE PAGES DIRECTORY REPORT

Ilana Mittman Age 70 / 1955

233 S Exeter St, Baltimore, MD 21202 Verified

FULL NAME Ilana S Mittman

ALSO KNOWN AS [Ilana I Mittman](#)

ASSOCIATES [Jonathan D Zwi, 43](#) [Jose Rafael Hernandez, 62](#)

RELATIVES [Kathleen A Rowland, 75](#) [Zachary M Rogstad, 39](#)

ADDRESSES 233 S Exeter St, Baltimore, MD 21202 229 S Exeter St, Baltimore, MD 21202

PHONES [\(410\) 802-5601](#) [\(410\) 342-0792](#)

AGE 70 (1955)

OCCUPATION Director, health policy research

[View all details on Ilana Mittman](#)

[View Profile](#)

ON THE MAP

ON THIS PAGE

Ilana Mittman

📍 20 Emerald Ridge Ct, Baltimore, MD 21209

RELATED TO [Shane Mittman, 67](#) [Carey Mccarthy, 63](#)

HAS LIVED IN Baltimore, MD Annapolis, MD

PHONE NUMBER (410) 802-5604 (410) 602-0737 [and 1 more](#)

[View all details on Ilana Mittman](#)

[View Profile](#)

Last update Apr 20, 2025

NEXT

Explore with
BeenVerified.com

Possible relatives for Ilana Mittman include Kathleen Rowland, Zachary Rogstad, Jeffrey Mittman and several others. A phone number associated with this person is (410) 802-5604, and we have 3 other possible phone numbers in the same local area code 410

PROFESSIONAL RECORDS

Work

COMPANY Joint center for political and economic studies

POSITION Director, health policy research

INDUSTRIES Public Policy

Education



People & Business

Ilana Mittman

Position	Director
Company	The Sullivan Alliance to Transform The Health Professions Inc
Industry	Noncommercial Research Organization School/Educational Services · School/Educational Services Noncommercial Research Organization
Address	1090 Vermont Ave Nw, Washington, DC 20005 · 1200 G St Nw, Washington, DC 20005

Public records 1

Ilana Suez Mittman, age 69

Lived in	Baltimore, MD · Washington, DC · San Francisco, CA · Sacramento, CA
Related to	Felecia Mittman · Tamara Mittman · Oren Mittman · Scott Mittman
Work	Tequn-equitynow, L.L.C. · The Sullivan Alliance · Rosemont Elementary and Middle School - Baltimore City · Johns Hopkins Bloomberg School of Public Health · Joint Center for Political and Economic Studies · University of Maryland Baltimore County · International Rescue Committee · W.K. Kellogg Foundation · Howard University
Education	The Johns Hopkins University · University of California, Berkeley · Weitzmann Institute · Hebrew University

Related Names

Ilana Mitzner

Janet Mittman

Jason Mittman

Jay Mittman

Jeffrey Mittman

Jennifer Mittman

Jerry Mittman

John Mittman

FAQ: Learn more about our top result for Ilana Mittman

What is Ilana Mittman's address?

Ilana Mittman's address is 229 S Exeter St, Baltimore, MD 21202.

What is Ilana Mittman's phone number?

Ilana Mittman's phone number is (410) 802-5604.

How old is Ilana Mittman?

Ilana Mittman's is 70 years old.

What is Ilana Mittman's date of birth?

Ilana Mittman was born on 1955.

How do i find out my neighbors name?

You can find your neighbor's name by running a background check on them. Radaris.com allows you to reverse search a phone number, email, or the address of the person you are interested in to obtain a detailed report about them. This includes their names, criminal history, and contact information.

How to find out where someone works for free?

Radaris.com is a free search tool, meaning most of its services are offered without charges. However, it is essential to note that Radaris may give some reports at a fee. Usually, their premium membership plan costs \$24.95 per month.