



# Jonathan E. Roach

Partner

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## Industries

Energy

## Practice Areas

Government Services

Municipal, Townships &  
Counties

## Bar Memberships

Ohio

Jon's practice focuses on finding solutions for local governments and private clients in land use, zoning, and other real estate litigation matters. He handles litigation that improves the quality of life for local residents, neighbors, and the community at large. Jon regularly pursues public nuisance litigation against problem properties, or problem property owners, on behalf of local governments. Jon also handles labor and employment disputes and other litigation on behalf of public and private clients.

Jon served as an Assistant City Solicitor for the City of Cincinnati for seven years. During that time, he represented the City in public nuisance litigation, defense cases, and collection matters. Jon took the lead on several cases that resulted in the rehabilitation of blighted buildings, and he successfully shut down several properties that constituted criminal nuisances. During his tenure, Jon collected hundreds of thousands of dollars in unpaid bills, fines, and fees owed to the City. He began his career with the City of Cincinnati in the City Prosecutor's Office. As a prosecutor, Jon tried numerous jury trials and dozens of bench trials.

## Other Info About Jon

### Experience

Obtained a declaration that a large, abandoned, multi-family apartment building was a public nuisance at a hearing. Obtained the appointment of a receiver to rehabilitate the property after the property owner had repeatedly refused to bring the building into code compliance. The receiver restored the building and then transferred it to a City-approved, responsible end-user. This case

resulted in the renovation of a long-time blighted property that had been the subject of community complaints for years.

Collected over \$300,000 in unpaid utility bills, fines, and fees from a negligent property owner whose properties were then transferred to a responsible end-user. Obtained the appointment of a receiver over a large, abandoned, multi-family apartment building that had been identified by the community as a priority problem due to its blighted condition.

Collected \$50,000 in unpaid fines and fees and negotiated a settlement that resulted in several nuisance properties being brought into code compliance or demolished.

Successfully obtained dismissal of a counterclaim against his client that sought to use Ohio's nuisance statute as a way around Historic Building regulations.

As a prosecutor, sat as first chair for several jury trials and dozens of bench trials.

*City of Cincinnati v. Twang, LLC, A1803297, 2020*

Obtained dismissal of a property owner's counterclaim that sought to use the Ohio nuisance statute as a way around the City's Historic Building regulations. Also obtained a \$25,000 judgment against the property owner for unpaid fines and fees. This matter is currently on appeal.

*City of Cincinnati v. MK Thomas Properties, LLC, A1806714, 2019*

Obtained the closure of an illegal after-hours bar.

*City of Cincinnati v. HOAMTD Real Estate, LLC, A1900126, 2019*

Collected over \$50,000 in unpaid fines and fees from a negligent property owner. Forced the alleged nuisance properties to be sold to a developer.

*City of Cincinnati v. Warsaw Food Mart, LLC, A1900859, 2020*

Case involved a convenience mart and gas station that was the site of repeated drug trafficking and violence. Obtained a finding that the property was a public nuisance and a court order requiring the

property owner to reduce their operating hours, hire a Cincinnati Police Department detail, and maintain surveillance cameras. Because of the public nuisance finding, the property was voted dry during the following election.

*City of Cincinnati v. Machel Belser, A1901492, 2019*

Obtained a public nuisance finding and closure order for a property that was being used for drug trafficking and was the site of a related shooting.

*City of Cincinnati v. Raineth II Cincinnati, LLC, A1902775, 2020*

Negotiated a settlement where the property owner brought several properties into code compliance, thereby increasing public safety, health, and welfare. The property owner also demolished or transferred all of its nuisance properties to responsible end-users. Collected \$50,000 in unpaid fines and fees.

*City of Cincinnati v. X-Large Investments, LLC, A1904930, 2021*

Obtained a finding that a large, blighted, apartment building was a public nuisance. Obtained the appointment of a receiver to repair the property. The property had been condemned for several years with no significant progress before the suit was filed. Ensured that the property was transferred to a responsible end-user.

*City of Cincinnati v. Dionne Riddle, A2001099, 2021*

Obtained a finding that four properties were public nuisances. Obtained the appointment of a receiver to repair the properties. Obtained a \$69,421.72 judgment against the property owner.

*City of Cincinnati v. RMF Holdings, LLC, A2001581, 2021*

Collected over \$300,000 in unpaid bills, fines, and fees. Obtained the appointment of a receiver at a long-time nuisance property. Ensured that the nuisance property owner did not retain control of any properties in the city of Cincinnati.

## **Education**

Indiana University Maurer School of Law, J.D., 2014

Miami University, B.S., Economics, 2011

## **Courts**

Ohio, Southern District of Ohio

## **Civic Activities**

Assistant Football Coach, Lakota West Freshman School, 2019–2020, 2022–Present

Assistant Football Coach, Bellevue High School, 2015–2018

## **Presentations**

2017 Winter OMAA Conference – Presentation on Public Records

## **Featured Articles**

[Sixth Circuit Provides Clarity on Procedural Due Process Requirements When a Government Entity Demolishes a Property](#)

[New Ohio Law Strengthens Townships' Zoning Enforcement and Historic Preservation Powers](#)

[New Procedure for Valuing Federally Subsidized Rental Property in Ohio](#)

[Norton Outdoor Advertising, Inc. v. Village of St. Bernard: Sixth Circuit Decides "Public Service" Exemption in Sign Ordinance is Unconstitutional](#)

[New Ohio Law Limits Ability of School Boards to File Property Tax Complaints](#)

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